

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 18, 1975, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,

THAT the Minutes of the Regular Council meeting of November 4, 1975, (with the exception of the 'In Camera' portion), Minutes of the Special Council meeting (Public Hearing) of November 4, 1975, and the Minutes of the Special Council meeting of November 12, 1975, be adopted.

- CARRIED UNANIMOUSLY

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MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT Council recess to reconvene following the Public Hearing.

- CARRIED UNANIMOUSLY

The Council reconvened at approximately 2:10 p.m.

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(At this point, Alderman Rankin joined the meeting)

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

Fire By-laws and
Apartment Buildings

Council on November 4, 1975, agreed to hear representations from the Rental Housing Council of B.C. on fire by-laws and apartment buildings.

Council had before it for consideration, Clause 3 of the report of the Standing Committee on Housing and Environment dated October 30, 1975, on Program for Continuation of Fire By-law Implementation.

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UNFINISHED BUSINESS & DELEGATIONS (cont'd)Fire By-laws and Apartment
Buildings (continued)

Mr. F. Grant and a number of other representatives of the Rental Housing Council of B.C., addressed the Council and filed a brief protesting the proposal to extend Fire By-law enforcement outside the core area. The brief concluded with the following recommendations:

- "(a) In the light of these factors, we recommend the whole matter of enforcement be deferred for 3 or 4 months.

By this time the Provincial election will be settled and more information should be available from the Provincial Government on the legislation affecting apartment owners.

- (b) In the meantime, we recommend that City Council initiate an independent study into the possibility of less costly and more effective alternatives to sprinklers in terms of saving lives within the suite. Experience in other cities should be considered.

Perhaps it would be feasible to sprinkle halls only, and to install smoke or heat detectors in the suites. Tenants can go out windows of low-rise buildings, take refuge on sun decks, or enter a wetted-down hall.

- (c) We must all look at cost benefits and alternatives with great care in this period of inflation if we want to preserve a healthy housing industry. Many owners cannot finance the present By-law changes so they will be unable to comply. Therefore, we also recommend that City Council conduct an in-depth study of the economic implications of the By-law and of possible alternatives. Such a study has been promised several times but never produced. It is long overdue."

MOVED by Ald. Volrich,

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bowers, Boyce, Kennedy and Sweeney opposed)

MOVED by Ald. Volrich,

THAT Council request the Provincial Fire Marshal to commission a study of the general problem of implementation of the City Fire By-law and the Fire Marshal's Act, with reference to apartment buildings, with basic information to include relevant statistics, economic implications, recommendations as to any changes in requirements and alternative means of providing fire protection in such buildings.

- CARRIED

(Aldermen Bird, Harcourt and Rankin opposed)

616 Club, 616 Robson Street

Following consideration of the report of the Standing Committee on Community Services dated October 30, 1975, Council resolved that the owners and operators of the 616 Club at 616 Robson Street, appear before Council to show cause why their 1975 Restaurant License and Dining Lounge License should not be suspended.

Mr. P. Lloyd, owner of the 616 Club, addressed Council and stated that on November 3, 1975, he had returned to the Director of Permits and Licenses his business license for this Club. He further stated that he has sold all furniture and assets of this enterprise, and is no longer in business in Vancouver.

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UNFINISHED BUSINESS & DELEGATIONS (cont'd)

616 Club, 616 Robson Street
(continued)

The Director of Permits and Licenses advised that he has received an application for a business license for the 616 Club from another party. This application identifies Mr. Lloyd as one of the partners.

MOVED by Ald. Rankin,

THAT the 1975 Restaurant License and Dining Lounge License for the 616 Club be cancelled for 1975;

FURTHER THAT the Director of Permits and Licenses be instructed to not issue any business licenses for operation of these premises as a club or restaurant until he has undertaken a thorough examination of the incorporation of the applicants, ownership of the building and all persons who would be involved in the operation of the club.

- CARRIED UNANIMOUSLY

Harbour Park

Council on November 4, 1975, agreed to hear representations from Mr. J.S. Shakespeare, on behalf of Mr. J. Stanzl, developer and Mr. John Keith-King, who submitted an unsuccessful development proposal in response to the proposal call for Harbour Park.

Mr. Shakespeare and Mr. Stanzl both addressed Council on this matter and filed a brief illustrating the development proposal. The delegation indicated they were basically requesting endorsement in principle of the development proposal to permit refinement of the design including scaling down if necessary.

Mr. John Keith-King, by means of slides, illustrated the proposed development and its location in relation to Georgia Street traffic.

Alderman Boyce read a memorandum dated November 18, 1975, on Harbour Park which she had previously circulated to members of Council. Alderman Kennedy also read a position paper dated November 18, 1975, on the proposal call competition.

MOVED by Ald. Boyce,

THAT the Public Hearing on Harbour Park be postponed for a maximum of three months to allow full investigation re the transfer of development rights of the site in question.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Rankin,
Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,

THAT the representations of the delegation be received.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 4:55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 5:15 p.m.

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COMMUNICATIONS OR PETITIONS1. Recreation Task Force

Council had for consideration a letter from the Board of Parks and Recreation dated November 5, 1975, requesting that Council act on recommendations A, C, F and G regarding the recreation task force report as soon as possible.

MOVED by Ald. Harcourt,
 THAT the communication from the Park Board be received.

- CARRIED UNANIMOUSLY

2. Request for City to Host a
 Dinner at 1976 Conference

The Interchange on Canadian Studies in a letter dated November 5, 1975, requested Council host a dinner for the forthcoming Interchange on Canadian Studies to be held in Vancouver in 1976. This dinner will be held on Sunday, April 25, 1976, for 500 delegates at an approximate cost of \$4,000.

MOVED by Ald. Bowers,
 THAT the letter from the Interchange on Canadian Studies be referred to the Vancouver School Board with a request that they reconsider hosting this dinner.

- CARRIED UNANIMOUSLY

3. Rezoning Application:
 N/E Corner Kingsway & Nanaimo

Council noted a request from Messrs. John and Clarke Eusanio to appear as a delegation with respect to Clause 3, Manager's report (Building & Planning matters), dated November 14, 1975.

MOVED by Ald. Bird,
 THAT the delegation request from Messrs. John and Clarke Eusanio be approved.

- CARRIED UNANIMOUSLY

4. Proposals from World
 Federalists of Canada

In a letter dated November 9, 1975, the World Federalists of Canada requested that Vancouver make a financial contribution to the Association, twin with another city of the world with a like population as Vancouver, and fly the United Nations flag alongside the Canadian flag.

MOVED by Ald. Harcourt,
 THAT the communication be received.

- CARRIED UNANIMOUSLY

5. Demolition of Housing:
 2500 Block East Pender

Council on September 30, 1975, having heard representations from residents in the area, resolved:

"THAT Council withdraw any demolition permits issued in respect of the remaining houses in the 2500 Block East Pender Street;

FURTHER THAT should the owner proceed with any further demolitions in this block, the Director of Legal Services seek a court injunction to stop demolition."

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Demolition of Housing: 2500 Block
East Pender (continued)

Mr. John Andru, in a letter dated November 5, 1975, requested that he be permitted to complete the demolition of 2521 East Pender and to clean up the disputed properties.

MOVED by Ald. Bird,

THAT Mr. Andru be granted permission to complete demolition of the particular property which is already half demolished and unoccupied.

- CARRIED UNANIMOUSLY

6. Rezoning Application:
2000 Block West 48th Avenue

MOVED by Ald. Bird,

THAT the delegation request from Allan & Loughheed, Barristers and Solicitors, regarding a rezoning application for the 2000 Block West 48th Avenue, be approved.

- CARRIED UNANIMOUSLY

7. Proposed Rezoning of
2300 Block West 37th Avenue

MOVED by Ald. Bird,

THAT the delegation request from Mr. Martin D. Zlotnik, with respect to the proposed rezoning of the 2300 Block West 37th Avenue, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
NOVEMBER 14, 1975

Works & Utility Matters
(November 14, 1975)

The Council considered this report which contains three Clauses identified as follows:

- Cl. 1: Local Improvement - Reduction in Scope
- Cl. 2: Clark Drive Level Crossing over CNR and CPR tracks North of Powell Street
- Cl. 3: Langara Lands - Local Improvements

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Marzari,

THAT the recommendations of the City Manager contained in Clauses 1 to 3 be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(November 14, 1975)

The Council considered this report which contains eight Clauses identified as follows:

- Cl. 1: Demolitions in Kitsilano
- Cl. 2: Items Deferred from Public Hearing of July 22, 1975
- Cl. 3: Rezoning Application - N/E Corner of Kingsway and Nanaimo
- Cl. 4: Rezoning Application - 716 East 41st Avenue
- Cl. 5: Rezoning Application - 2050-70 West 48th Avenue
- Cl. 6: Residential Rehabilitation Assistance Program Fund for Seagate Manor
- Cl. 7: Development Permit Application #71698 - 2416 West 3rd Avenue (Kitsilano)
- Cl. 8: Lane East of Dunbar Street, Between 27th and 29th Avenues

The Council took action as follows:

Demolitions in Kitsilano
(Clause 1)

MOVED by Ald. Bowers,

THAT a demolition permit be approved for the single-family dwelling located at 2028 West 3rd Avenue.

- CARRIED UNANIMOUSLY

Items Deferred from Public
Hearing of July 22, 1975 (Clause 2)

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - N/E Corner
Kingsway and Nanaimo (Clause 3)

It was agreed to defer consideration of this Clause to a later meeting of Council pending the hearing of a delegation approved earlier this day.

Rezoning Application - 716
East 41st Avenue (Clause 4)

MOVED by Ald. Sweeney,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - 2050-2070
West 48th Avenue (Clause 5)

It was agreed to defer consideration of this Clause to a later meeting of Council pending the hearing of a delegation approved earlier this day.

Residential Rehabilitation Assistance
Program Fund for Seagate Manor (Clause 6)

MOVED by Ald. Volrich,

THAT Council express its intent to use Seagate Manor for residential purposes for 15 years;

FURTHER THAT the Director of Finance report back to Council on the financial implications of this action.

- CARRIED

(Aldermen Bowers, Boyce, Cowie and the Mayor opposed)

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(November 14, 1975) (cont'd)

Development Permit Application
#71698 - 2416 West 3rd Avenue
(Kitsilano) (Clause 7)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Lane East of Dunbar Street Between
27th and 29th Avenues (Clause 8)

MOVED by Ald. Sweeney,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

(At this point in the proceedings, Alderman Kennedy
left the meeting)

Licenses & Claims Matters
(November 14, 1975)

Claim Number 15502 -
Evelyn Tackaberry (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(November 14, 1975)

Fastbus Segregated Bus Stops on Hastings
Street and Additional Bus Stop on
Melville-Dunsmuir Connector (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(November 14, 1975)

The Council considered this report which contains five
Clauses identified as follows:

- Cl. 1: Restoration of the Orpheum Theatre
- Cl. 2: Joint Government Seminar "Operation Access"
- Cl. 3: Expenses: Heritage Advisory Committee
- Cl. 4: Investment Matters (Various Funds) September 1975
- Cl. 5: Hodson Manor - 1254 West 7th Avenue

The Council took action as follows:

Restoration of the Orpheum
Theatre (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED

(Aldermen Rankin and Sweeney opposed)

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(November 14, 1975) (cont'd)

Joint Government Seminar
'Operation Access' (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED

(Aldermen Bird, Boyce and Marzari opposed)

Clauses 3 and 4

MOVED by Ald. Cowie,
THAT the recommendations of the City Manager contained in
Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Hodson Manor - 1254 West
7th Avenue (Clause 5)

MOVED by Ald. Marzari,
THAT a grant of \$4,600 to the Fairview Little People's Society
be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt,
THAT the following recommendations of the City Manager be
approved:

- "A. Accept the Architects' report and budget estimate, and
retain Rhone & Iredale Architects to complete the project;
- B. Approve the estimates as outlined in the body of the
report in the amount of \$78,595 including the Day Care
Grant, the necessary funds to be transferred from
Contingency Reserve;
- C. Approve entering into a cost plus fixed fee contract
with Shopland Construction. The contract to be to the
satisfaction of the Director of Legal Services."

- CARRIED UNANIMOUSLY

Property Matters
(November 14, 1975)

The Council considered this report which contains three
Clauses identified as follows:

- Cl. 1: Lease of Portion of D.L. 5317;
South of Beach Avenue
- Cl. 2: Acquisition for Non-Market Housing Site
5519 Melbourne Street
- Cl. 3: Demolitions

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in
Clauses 1 and 2 be approved and Clause 3 be received for
information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Demolition Control

The City Manager under date of November 14, 1975, submitted the following report of the Director of Permits & Licenses:

"On November 4, 1975, Council passed the following resolution:

"THAT consideration of the demolition permits listed in the City Manager's report be deferred until the proposed demolition control regulatory bylaw is before Council, and in the meantime no demolition permits be issued by the City:

FURTHER THAT the Director of Permits and Licenses submit a further report to Council in line with the proposed Charter amendment re demolition control legislation."

With respect to the second sentence of the resolution, the Director of Permits and Licenses reports as follows:

"Further information to that contained in the Manager's report of October 31, 1975, with respect to control of demolitions is as follows:

- No Development Permits or Building Permits have been issued for new buildings on the sites of the 38 buildings covered by the report.
- Development Permits have been applied for with respect to 17 of the 38 buildings and 2 Building Permits have been applied for.
- Since the preparation of the report there have been 8 further applications involving 21 units for Development Permits. In two cases Development Permits have been issued and in one case a Building Permit has been applied for.

The City Manager submits the report for the INFORMATION of Council.'

MOVED by Ald. Harcourt,
THAT the foregoing report be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Housing and Environment, October 30, 1975

The Council considered this report which contains eight Clauses identified as follows:

- Cl. 1: GVRD Housing Site - 14th Avenue and Nootka
- Cl. 2: Grant Request - Spay and Neuter Clinic
- Cl. 3: Program for Continuation of Fire By-law Implementation
- Cl. 4: Housing Status Report
- Cl. 5: Downtown Street Tree Planting Strategy Plan
- Cl. 6: Kitsilano Housing Society - "Buy Back Kitsilano Fund"
- Cl. 7: Minimum Standards By-law
- Cl. 8: Pender Street Demolitions

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing and Environment,
October 30, 1975 (continued)

Clauses 1 and 4 to 8

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in Clause
1 be approved and Clauses 4, 5, 6, 7 and 8 be received for
information.

- CARRIED UNANIMOUSLY

Grant Request - Spay and
Neuter Clinic (Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this
Clause be approved after amendment to read as follows:

"That the City of Vancouver approve a grant to the
B.C.S.P.C.A., of up to \$45,000, for the develop-
ment of a low-cost spay and neuter clinic."

(underlining denotes amendment) - CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Boyce and Marzari opposed)

Program for Continuation of
Fire By-law Implementation (Clause 3)

For Council action on this Clause, see pages 1 and 2.

II. Report of Standing Committee
on Finance & Administration,
October 30, 1975

The Council considered this report which contains three
Clauses identified as follows:

- Cl. 1: Fire Department - Manning Requirements
- Cl. 2: Fire Boat - Operation and Financing
- Cl. 3: Consideration of Policy re Grant Requests
for Social Services

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Volrich,
THAT Clauses 1, 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Community Services,
October 30, 1975

The Council considered this report which contains three
Clauses identified as follows:

- Cl. 1: Mental Patients Association - Non-Conforming
Uses
- Cl. 2: B.C. Association for the Advancement of Coloured
People - Problems Meeting By-law Requirements
for Assembly Hall
- Cl. 3: Offer of Location for a Farmer's Market

The Council took action as follows:

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
October 30, 1975 (continued)

Clauses 1 to 3

MOVED by Ald. Rankin,
THAT Clauses 1, 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Housing and Environment,
November 6, 1975

The Council considered this report which contains two
Clauses identified as follows:

- Cl. 1: Bicycle Routes and Walking Trails
- Cl. 2: Housing List - B.C. Housing Management Commission

The Council took action as follows:

Bicycle Routes and Walking
Trails (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this
Clause be approved after amendment to read as follows:

"That Council approve in principle the Habitat bike
route project, and the City Engineer report back to
the Standing Committee on Housing and Environment
on design and cost figures."

- CARRIED UNANIMOUSLY

(underlining denotes
amendment)

Housing List - B.C. Housing
Management Commission (Clause 2)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Community Services,
November 6, 1975

The Council considered this report which contains three
Clauses identified as follows:

- Cl. 1: Day Care Leases
- Cl. 2: Nelson Place Beer Parlour - Police Report
- Cl. 3: Carnegie Library

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in
Clause 1 be approved and the resolutions be received for information;
FURTHER THAT Clause 2 be received for information.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services
November 6, 1975 (continued)

Carnegie Library
(Clause 3)

MOVED by Ald. Rankin,
THAT the resolutions of the Committee contained in this
Clause be received, and the recommendation be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the City solicit bids for lease of the Carnegie
Library for any legal use, it being made clear that the
building is a designated heritage structure;

FURTHER THAT these bids be in the hands of the City
by the end of January, 1976.

- CARRIED

(Aldermen Boyce, Marzari and Rankin opposed)

VI. Report of Standing Committee
on Planning and Development,
November 6, 1975

The Council considered this report which contains five
Clauses identified as follows:

- Cl. 1: Economic Alternatives for Preserving Heritage
Structures and Areas
- Cl. 2: Special Plaque for Designated Buildings
- Cl. 3: Consideration of Buildings in Yaletown
- Cl. 4: Development Permit Application No. 71851 -
Ocean Fisheries Ltd. - 2165 Commissioner Street
- Cl. 5: Redevelopment of Granville Island

The Council took action as follows:

Economic Alternatives for Preserving
Heritage Structures and Area (Clause 1)

MOVED by Ald. Bowers,
THAT recommendations A to J of the Committee, with the exception
of recommendation H, contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendation H of the Committee contained in this
Clause be approved.

- CARRIED

(Alderman Bird opposed)

MOVED by Ald. Bowers,
THAT the resolution of the Committee contained in this
Clause be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT an interim method of dealing with heritage structures
be referred to the Planning and Development Committee for further
consideration.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
November 6, 1975 (continued)

Special Plaque for Designated
Buildings (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this
Clause be approved after amendment to read as follows:

"That an appropriation of \$500.00 be added to the budget
of the Vancouver Heritage Advisory Committee to enable
the design and production of a special plaque for Council
designated heritage structures; funds to be provided from
Contingency Reserve;

Further That subsequent issues of the plaque be paid for
by the owners of designated structures."

- CARRIED UNANIMOUSLY

(Underlining denotes
amendment)

Clauses 3, 4 and 5

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in Clause
3 be approved and Clauses 4 and 5 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)VII. Illegal Suites - Hardship Cases.
November 14, 1975.

The Committee of Officials, Illegal Suites - Hardship Cases, submitted the following report, under date of November 14, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

James G. Darlington (tenant), 2532 East 16th Avenue
 Pearl-Ann Kaulius (tenant), 1310 Walnut Street
 Janice M. Achilles (tenant), 3708 West 2nd Avenue
 Linda Joel (tenant), 456 West 21st Avenue
 Kathy Jackson (tenant), 2239 West 1st Avenue

- (b) the following applications be approved for one year from the date of this Resolution:

Jerry W. Wright (tenant), 2710 Waterloo Street
 Syd Portman (tenant), 2710 Waterloo Street
 Susan E. Irvine (tenant), 999 West 20th Avenue
 Lila Wati Singh (owner), 849 East 26th Avenue
 Kantilal and Wanita Thakorlal (owners), 2692 East 45th Avenue
 Nicolas Bordokas (tenant), 186 West 17th Avenue
 Chiu Kwok Tai (tenant), 2648 Dundas Street
 May Tong Lee (owner), 3291 East Georgia Street
 Kashmir S. Johal (tenant), 431 S. E. Marine Drive
 Pamela Kathleen Wheeler (tenant), 3883 West 10th Avenue

- (c) the following applications be approved for six months from the date of this Resolution:

William Cackette (tenant), 2590 West 5th Avenue
 Priscilla A. Suson (tenant), 5225 Wales Street
 Andrew Pratt (tenant), 2515 West 2nd Avenue
 Catherine L. Dullege (tenant), 2515 West 2nd Avenue
 Laurie M. Soul (tenant), 2515 West 2nd Avenue
 Daniel D. Sheehan (tenant), 2310 Balaclava Street

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

- (e) the following applications be not approved:

George R. Carlisle (owner), 5052 Chambers Street
 Partap Singh Dhillon (owner), 4914 Spencer Street

MOVED by Ald. Bowers

THAT the foregoing report of the Committee of Officials, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

VIII. Part Report from Special
Committee re U.N. Conference.
(November 10, 1975)

Reception for Delegates to
the U.N. Conference. (Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, contained in this
report, be approved.

- CARRIED UNANIMOUSLY

IX. Part Report from Standing
Committee on Finance and
Administration.
(November 13, 1975)

Fire Department - Manning
Requirements (Clause 1)

Council considered this clause, which contained the following
recommendations:

- (a) That the next aerial ladder truck received in the City service,
be placed at Fire Hall #18 which will have the effect of
reducing the complement at this Hall from 8 to 7 firefighters,
thereby reducing the total need for new firefighters from 28
to 23 in 1976;
- (b) That the uniformed strength of the Fire Department be increased
by 23 men as soon as possible in order that their initial
training can be completed by January 1, 1976;
- (c) That City Council serve two years' notice of discontinuance of
use of the Vancouver Fire Boat to the National Harbours Board
and relevant municipalities, and the Director of Finance and
City Engineer be instructed to report back on source of funds
and timing required to upgrade the mains, hydrants and pumper
trucks;
- (d) That the City Manager further investigate and report on the
whole question of work redistribution as summarized in
alternative #4.

Mr. Gordon Anderson, President of Vancouver Firefighters' Union,
spoke to this report.

MOVED by Ald. Volrich

THAT recommendation (a) contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird

THAT recommendation (b) contained in this report be approved.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari and
the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Part Report from Standing Committee
on Finance and Administration.
(November 13, 1975) (Cont'd)

Fire Department - Manning
Requirements (Clause 1) (Cont'd)

MOVED by Ald. Harcourt

THAT recommendation (b) be deferred to the next meeting of
Council.

- LOST

(Ald. Bird, Bowers, Rankin, Sweeney, Volrich and
the Mayor opposed)

The motion to defer having lost, the motion to approve was
put and LOST.

MOVED by Ald. Volrich

THAT recommendation (c) contained in this report, be approved.

- CARRIED

(Ald. Rankin opposed)

MOVED by Ald. Volrich

THAT recommendation (d) contained in this report be approved.

- CARRIED

(Ald. Bird opposed)

MOVED by Ald. Bowers

THAT Firehall No.19, located at 4396 West 12th Avenue, be
closed, effective January 1, 1976.

- (deferred)

MOVED by Ald. Cowie

THAT consideration of Ald. Bower's motion be deferred to the
next meeting of Council.

- CARRIED UNANIMOUSLY

During discussion of the foregoing item
Alderman Harcourt left the meeting.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPTION OF THE REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie

SECONDED by Ald. Sweeney

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW. (To Control Demolitions)

MOVED by Ald. Volrich
SECONDED by Ald. Cowie
THAT the By-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich
SECONDED by Ald. Cowie
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.
- CARRIED UNANIMOUSLY

MOTIONS

1. Observance of Remembrance Day
by Commercial Establishments.

MOVED by Ald. Volrich
SECONDED by Ald. Cowie
THAT WHEREAS Remembrance Day is the day on which the Nation recognizes those who lost their lives in the defence of their Country;
AND WHEREAS it is befitting that this day be strictly observed;
AND WHEREAS certain commercial establishments in the City of Vancouver remained open on last Remembrance Day in contravention of the observance of this day and in violation of the provisions of the Vancouver Charter;
THEREFORE BE IT RESOLVED THAT the Director of Permits and Licenses consult with the Crown Counsel on the laying of charges against those establishments which violated the observance of Remembrance Day.

It was agreed to defer this motion to the next meeting of Council.

NOTICE OF MOTION

Alderman Volrich submitted the following Notice of Motion, which was recognized by the Chair:

Observance of the Lord's Day Act
by Commercial Establishments.

MOVED by Ald. Volrich

THAT WHEREAS a number of commercial and retail establishments in the City of Vancouver are open for business on Sundays in violation of the Lord's Day Act;

AND WHEREAS this practise is becoming more and more common within the City of Vancouver;

THEREFORE BE IT RESOLVED THAT the Director of Permits and Licenses consult with the Crown Counsel on the laying of charges against those establishments which violate the observance of the Lord's Day Act.

(Notice)

ENQUIRIES AND OTHER MATTERS

Residential Parking
West 6th Avenue.

Alderman Bird

referred to complaints from residents of the 3000 Block, West 6th Avenue, about difficulties in parking in front of their properties. One of the reasons for this problem is that several houses have been converted into multiple dwellings. Another factor is that there is no lane behind these properties. The Mayor directed that the City Manager investigate this matter for report back.

Residential Parking
West 6th Avenue.

Alderman Bird

referred to a request from residents of the 2900 and 3000 Block, West 6th Avenue, for 'Residents Only' parking in front of their properties. The Mayor directed that this request be referred to the Official Traffic Commission for investigation.

The Council adjourned at 7:05 p.m.

The foregoing are Minutes of the Regular Council Meeting of November 18, 1975, adopted on November 25, 1975.

A. Muller
MAYOR

B. V. Little
CITY CLERK

Manager's Report, November 14, 1975 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Local Improvement - Reduction in Scope

The City Engineer reports as follows:

"A local improvement project for lane lighting in the Lane North of Robson St. from Burrard St. to the Lane East of Jervis St. and the Lane East of Jervis St. from the Lane North of Robson St. to Robson St. was approved at a Court of Revision on July 11, 1974, Schedule 426, Item No. 55.

Lane Lighting projects consist of the installation of street lights on wooden poles. In the section of the project on the Lane East of Jervis St. from the Lane North of Robson St. to Robson St. no wooden poles now exist.

I do not consider lighting to be essential in this half-block of lane at present, and the project should be reduced in scope.

I RECOMMEND that for Item 55, Schedule 426, the project be reduced in scope to:

Lane North of Robson St. from Burrard St. to the Lane East
of Jervis St.

and, that the portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project."

The City Manager RECOMMENDS that the foregoing be approved.

2. Clark Drive Level Crossing over CNR and CPR tracks North of Powell Street

The City Engineer reports as follows:

"The National Harbours Board requires access to its Van Term development on the south shore of Burrard Inlet. To provide this, the Harbours Board has asked the City to widen and improve the existing public crossing on Clark Drive over the railway tracks. The Harbours Board has also agreed to accept all charges pertaining to the crossing that may be assessed against the City.

To carry out the widening, the City must seek permission from the Canadian Transport Commission. As the work is at no cost to the City and will improve the street system and give more access to the waterfront, I RECOMMEND that:

- (a) The City Engineer be authorized to sign requisite plans on behalf of the City;
- (b) The Director of Legal Services be instructed to make the necessary application to the Canadian Transport Commission."

The City Manager RECOMMENDS that the foregoing be approved.

3. Langara Lands - Local Improvements

The City Engineer reports as follows;

"Council, on 27 May, 1975, approved that certain paving and curbs, sidewalks, and street lighting related to the Langara Lands should be local improvements. To permit the local improvement steps to start while the City still holds title, Council is requested to:

- a. Declare the City-owned parcels to be assessable for these local improvements,
and

Cont'd . . .

Clause 3 Cont'd

b. Authorize the City Clerk to sign the Local Improvement Petitions.

Council on 22 July, 1975 approved a recommendation that the costs of sewers, water works, underground wiring and the relocation of a parking lot came from the land sales. With the defeat of the Five-Year Plebiscite, a source of funds will need to be found for the City's share of the local improvements. The Director of Finance advises that this is available from the land sales also. The estimated cost is \$60,000.

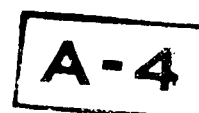
I RECOMMEND:

- A. That the City-owned parcels as listed be declared assessable for the following Local Improvement projects:
 - a. Pavement and curbs on the un-named Street east of Cambie Street from 49th Avenue to a point approximately 500 feet south:
 - lots 2, 3 & 4 of Lot A, block 1165, D.L. 526.
 - b. P.C. concrete sidewalks on both sides of the un-named Street east of Cambie Street from 49th Avenue to a point approximately 500 feet south.
 - lots 2, 3 & 4 of Lot A, block 1165, D.L. 526
 - c. Street lighting on both sides of the un-named Street east of Cambie Street from 49th Avenue to a point approximately 500 feet south.
 - lots 2, 3 & 4 of Lot A, block 1165, D.L. 526.
 - d. P.C. concrete sidewalk on the south side of 49th Avenue from Cambie Street to a point approximately 1,200 feet west of Ontario Street.
 - lots 1, 2 & 4 of Lot A, block 1165, D.L. 526.
 - e. P.C. concrete sidewalk on the east side of Cambie Street from 49th Avenue to a point approximately 949 feet south.
 - lots 1 & 3 of Lot A, block 1165, D.L. 526.
- B. That the City Clerk be authorized to sign Local Improvement petitions for the works listed in "1" on behalf of the City as the property owner.
- C. That the City's share of the cost of these projects, estimated at \$30,000, come from the land sales."

The City Manager RECOMMENDS that the above report of the City Engineer be approved

FOR COUNCIL ACTION SEE PAGE(S) 438

BUILDING & PLANNING MATTERS

CONSIDERATION1. Demolitions in Kitsilano

The Director of Planning reports as follows:

"In accordance with the City Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition application in the Apartment Area of Kitsilano.

An application has been made to demolish a single family dwelling at 2028 West 3rd Avenue.

Plan Policy #9 of the Kitsilano Apartment Area Plan, which was adopted by City Council on May 6, 1974, states that:

Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.

The text of the above policy states that resident-owners and middle income tenants are generally able to find alternate accommodation. However, the plan policy states that there are three groups of tenants for which the landlord must assist in relocation: long term families, senior citizens and individuals earning less than \$3,000 per year.

In accordance with this policy, the owner of the site, Shelter Development and Contracting, was contacted. Mr. Jan Timmer, acting for the owners, stated that the previous tenants did not fall into any of the categories requiring relocation assistance. Mr. Timmer subsequently submitted a letter to the Kitsilano Planning Office stating the circumstances of the previous residents. A copy of this letter is attached as Appendix A. The Area Planner feels that the owner has complied with Council policy on relocation.

A development permit was filed on October 16, 1975 to construct an 8 unit apartment building on the site. This application is currently being processed.

It is, therefore, recommended that City Council give consideration to the issuance of a demolition permit for the single family dwelling located at 2028 West 3rd Avenue.

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

RECOMMENDATION2. Items Deferred from Public Hearing of July 22, 1975.

The Director of Planning reports as follows:

"At a Public Hearing held on July 22, 1975, the Director of Planning submitted an application to rezone:

- (A) North side of Prior Street between Gore Avenue and the Road west of Main Street; Lots 1-47, Block 21 and Lots 1-17, Block 22, all of D.L. 196 from (CM-1) Commercial District to (M-1) Industrial District; (See attached draft by-law and draft plan - Appendix A).

Cont'd.

Manager's Report, November 14, 1975

BUILDING

Clause No. 2 Continued.

- (B) Portion of Crown Lease Land to the City, North of Lot 14, Block 64, D.L. 185 and South of the Revised Harbour Headline from (M-1) Industrial District to (RS-1) One-Family Dwelling District; and, (see attached draft by-law and draft plan - Appendix B).
- (C) South side of Beach Avenue between Thurlow Street and the Burrard Bridge; W $\frac{1}{2}$ and E $\frac{1}{2}$ of Lot 26, Lots 27-30, Block 14, Plan 92 and the west portion of Lot B, Block 14, Plan 9919 and Water Lots 3-8 of Lot 5317, all of D.L. 185 from (M-1) Industrial District (light) and (M-2) Industrial District (heavy) to (RS-1) One-Family Dwelling District. (See attached draft by-law and draft plan - Appendix C).
- (D) Area bounded by Beach Avenue, Burrard Street, Pacific Street and Homer Street, Lots 1-34 inclusive, Block 721, D.L. 541; Lot G, Plan 15118, and Lots 4-12 and Lots A-C, Plan 8486, and Lots D-F, Plan 12388, Block 122, D.L. 541. South 183.88' of Lots 2 and 3 and Lot 4, Plan 9597, Block 123, D. L. 541. South 183.88' on the West and South 122.73' on the East of Lot L 5606, Plan 6109, D.L. 541. Lot J, Block 115, D. L. 541. From (CM-1) Commercial District to (F.C.C.D.D.) False Creek Comprehensive Development District. (See attached draft by-law and draft plan - Appendix D)

City Council at the Public Hearing was informed that the application had been approved by the Director of Planning, but the application had not been considered by the Vancouver City Planning Commission.

Council resolved at the Public Hearing:

"THAT a decision on the above rezoning be deferred until a report from the Vancouver City Planning Commission is received.

FURTHER THAT the Director of Planning be requested to consider the points raised by the delegation."

The Vancouver City Planning Commission at its meeting of July 28, 1975, endorsed the recommendation of the Director of Planning to approve the rezoning application for items A-C, listed above. No delegations came forward to be heard on these three items.

The J. Fyfe Smith Co. Ltd. appeared as a delegation in regard to item D, the area bounded by Beach Avenue, Burrard Street, Pacific Street, and Homer Street.

Concerns raised by J. Fyfe Smith Co. Ltd.

The brief presented by Mr. Southcott of J. Fyfe Smith Co. Ltd. on July 22, 1975, indicated that a portion of their property described as Lots D, E, and J, Block 115, D.L. 541 would fall within the area to be rezoned. The south-west portion of the land and building would become (F.C.C.D.D.) False Creek Comprehensive Development District and the balance would remain (CM-1) Commercial District.

A copy of the brief, including maps of the area is attached as Appendix E.

Cont'd.

Manager's Report, November 14, 1975

BUILDING

Clause No. 2 Continued.

The brief noted that:

"The Fyfe Smith Co. is not objecting to the concept of False Creek Redevelopment nor the necessary rezoning to facilitate such development."

The major concern of the company was the effect of extending Pacific Street through their property to connect with the extension of Beatty Street.

The brief noted that the extension of Pacific would reduce the warehouse area and leave an isolated segment of land of no value on the other side of the street.

Further discussions have now been held with the City Engineer, Mr. Southcott and Marathon Realty Ltd.

It has been confirmed that the extension of Pacific Street to the Beatty Street Extension should remain part of the False Creek Area 2 Development Plan.

The purpose of the connection is to provide secondary access from False Creek to Granville and Burrard Bridges and to Downtown via Seymour and Richards, in addition to the primary connection from False Creek to the West End via Beach Avenue.

The Beatty Street Extension will not be developed until justified by Marathon's development, and in all probability not until the rail tracks are removed, which will be several years in the future. At that time Fyfe Smith and other operations in the area will be disrupted by the loss of rail service, in any case, so the problem described by Mr. Southcott may not arise.

At that time it would be appropriate for the precise alignment of the connection to Pacific Street to be determined, and for the City to acquire the necessary right of way.

Mr. Southcott is aware that there is no immediate threat of disruption to the Fyfe Smith Co., and has been assured that any future acquisition for the right of way would include the small corner to the west. Marathon Realty Co. have indicated that they would be prepared to consider the acquisition of this corner for consolidation with their False Creek property.

In view of the above, it is considered that the boundary between the (CM-1) Commercial District and the (F.C.C.D.D.) False Creek Comprehensive Development District as proposed in the rezoning application and as shown on the attached map (Appendix D) is logical and correct.

On July 28, 1975, the Vancouver City Planning Commission considered the rezoning application and resolved:

"THAT the Commission recommend approval of the application of the subject area inasmuch as there appears to be adequate recourse for the owner of Lots D, E, and J, Block 115, D.L. 541."

RECOMMENDATION: That the application to rezone areas A-D be approved and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law No. 3575.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Cont'd.

Manager's Report, November 14, 1975

BUILDING

3. N.E. Corner of Kingsway and Nanaimo Street
Lots 6 & 7, Block 9, D.L. 393

Present Zone: (RT-2) Two Family Dwg. District
Requested Zone: (C-2) Commercial District

Applicant: Mr. John Eusanto and Mr. Clarke Eusanto.

The Director of Planning reports as follows:

"An application has been received from Mr. John Eusanto and Mr. Clarke Eusanto requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-described property be rezoned from (RT-2) Two Family Dwelling District to (C-2) Commercial District for the purpose of:

'developing offices with suites above'.

SITE DESCRIPTION

The site is located on the northeast corner of Kingsway and Nanaimo Street and is composed of two lots. Lot 7 has a frontage of 49.6 feet, lot 6 has a frontage of 33 feet. Both lots have a depth of 121 feet to a 20 foot lane for a total site area of 9922 square feet. The lots are zoned (RT-2) Two Family Dwelling District and are developed with three billboards on lot 7 and a 1½ storey house on lot 6. (See Appendix A).

The lands to the east on the north side of Kingsway and lot 5 north of the site is zoned (RT-2) Two Family Dwelling District. The lands to the south and west are zoned (C-2) Commercial District. The N.W. corner of Kingsway and Nanaimo Street is developed with a gasoline service station, the S.E. corner with the Eldorado Motor Hotel. The S.W. corner of Kingsway and Nanaimo Street was rezoned in May, 1975 to (CD-1) Comprehensive Development District with a small one storey bank and two storey office building fronting onto Kingsway with an apartment building behind.

ANALYSIS

A sketch elevation submitted by the applicants and forming part of the application indicates a three storey building with offices at street grade and two floors of suites above.

A previous application to rezone these two lots plus lot 5 to the north and lot 9 to the east from (RT-2) Two Family Dwelling District to (C-2) Commercial District in 1968 by Block Brothers Realty Limited, for the purpose of developing offices was refused because the rezoning would have created a situation whereby the thirteen lots zoned (RT-2) Two Family Dwelling District on the north side of Kingsway between two commercially zoned areas. The houses presently developed in this area appear to be in good to excellent condition.

The rezoning of the site from (RT-2) Two Family Dwelling District to (C-2) Commercial District would allow a development of a higher bulk and intensity of use in an area that is zoned and developed as (RT-2) Two Family Dwelling District to the north and east.

The Director of Planning, however, would give favourable consideration to an application to rezone to (CD-1) Comprehensive Development District of a well designed, mixed commercial and residential development that is compatible with the area and is limited to a floor space ratio of 1.0, and that the commercial use be restricted to small offices

Cont'd.

Manager's Report, November 14, 1975

BUILDING

Clause No. 3 Continued.

and/or retail uses that serve the local needs of the area and are quiet to the residential uses on the upper floors. The design should have particular regard to its effect on the adjacent residential owners, provide adequate vehicular ingress and egress to the site. Amenities should be built into the development. The applicant should also attempt to acquire the remaining RT-2 zoned lot to the north of the site (Lot 5, Block 9, D.L. 393) to be included in the development.

The Vancouver City Planning Commission when considering the application on September 30, 1975 endorsed the recommendation of the Director of Planning.

RECOMMENDATION: That the application to rezone be not approved.

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be approved.

4. 716 E. 41st Avenue, Lot 41, Block 1, D.L. 665,
 Present Zone: (RS-1) One Family Dwelling District
 Requested Zone: (C-2) Commercial District
 Applicant: Mr. Ronald S. Nelsen, International Bubble
 Machine Limited.

The Director of Planning reports as follows:

"An application has been received from Mr. Ronald Nelsen of International Bubble Machine Limited, requesting an amendment to the Zoning and Development By-law No. 3575 whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'providing a turning radius between gas islands and car wash.'

SITE DESCRIPTION

The site is located on the south side of East 41st Avenue, East of Fraser Street and has a frontage of 30.5 feet and a depth of 95 feet to a 20 foot lane for a site area of 2,897 square feet. The site is zoned (RS-1) One-Family Dwelling District and is developed with a one-storey plus basement house. (See Appendix A)

The lands to the east, north and south are zoned and developed (RS-1) One-Family Dwelling District. Both sides of Fraser Street from East 38th Avenue to East 51st Avenue except for the West side of Fraser Street north of East 41st Avenue is zoned (C-2) Commercial District and developed with various retail outlets to serve this area. The land on the west side of Fraser Street north of East 41st Avenue is zoned (RS-1) One-Family Dwelling District where the Mountain View Cemetery is located.

PROPOSED DEVELOPMENT

The drawings forming part of this application and marked "Received City Planning Department, July 10th, 1975" indicate a tunnel car wash on the south half of the site with two pump islands. The station on the commercial zoned property that abutts the lot being considered in this application which would be demolished and with the addition of this lot would develop the pumps and tunnel car wash. The additional lot is needed to enlarge the site to allow for the proposed development.

The drawings indicate landscaping and screening around the site.

Cont'd.

Clause No. 4 Continued.ANALYSIS

From the Planning Departments' point of view there is adequate commercially zoned property in the area. The proposed development is not considered an appropriate form of development in the area having regard to the single family dwellings to the east and commercial property to the south which contains living quarters. Vehicular ingress and egress is restricted to northbound on Fraser Street and eastbound on East 41st Avenue due to the lane control islands at this intersection of two arterial streets.

The developer should examine other existing zoned sites that are more adaptable to this form of development.

The Vancouver City Planning Commission considered the application at its meeting of September 30th, 1975 and endorsed the recommendation of the Director of Planning."

A letter was received on October 16th, 1975 from the applicant requesting the Planning Department to hold the application in abeyance as:

"An Engineers study is under way to determine an alternative layout on the existing site."

RECOMMENDATION:

That the application to rezone the site be not approved.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

5. 2050-2070 West 48th Avenue
Lots 2 and 3 of A of Lot 1, Block 2,
D.L. 526, Plan 7198

Present Zone: (RS-1) One Family Dwg. District
Requested Zone: (RM-3) Multiple Dwg. District

Applicant: Mr. Edward Wood.

The Director of Planning reports as follows:

"An application has been received from Mr. Edward Wood, requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the above described property be rezoned from (RS-1) One Family Dwelling District to (RM-3) Multiple Dwelling District for the purpose of:
"Construction of apartment block or six-plex".

SITE DESCRIPTION

The subject site is situated on the south side of the 2000 block West 48th Avenue (2050-2070) West 48th Avenue. The site is 150 feet in length along West 48th Avenue and is 119.35 feet (average) in width for a total site area of 17,902.5 square feet. (See Appendix A)

The subject site is zoned (RS-1) One Family Dwelling District and is developed with a one storey plus a basement duplex on each lot. The property to the west and southwest of the site is zoned (RM-3) Multiple Dwelling District and is developed as a four storey, 74 unit apartment block. The lands to the north and east of the site is zoned (RS-1) One Family Dwelling District and are developed with one to two and a half storey single family homes. The land fronting onto West and East Boulevard north of West 49th Avenue is zoned (C-2) Commercial District.

Cont'd.

Clause No. 5 Continued.

Vehicular ingress and egress to the site is from West 48th Avenue to garages at the side of each duplex. There is no lane at the rear of the site however, there does exist a 20 foot dead end lane east of the site.

The rezoning of the site from (RS-1) One Family Dwelling District to (RM-3) Multiple Dwelling District would allow a development of a higher bulk and intensity of use in an area zoned and developed with one family dwellings, except for the site which is developed with two duplexes.

The Vancouver City Planning Commission when it considered this application at its meeting of September 30, 1975 endorsed the recommendation of the Director of Planning.

RECOMMENDATION: That the application to rezone the site be not approved.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

CONSIDERATION

6. Residential Rehabilitation Assistance Program Fund for Seagate Manor.

The Director of Planning reports as follows:

"On August 26, 1975, City Council considered a recommendation of the Planning Department to use Seagate Manor and other properties along Point Grey Road which were acquired for parkland, as relocation centres for those Kitsilano residents displaced because of City actions. Additionally, the question was raised as to the necessity of demolishing the structures to "prove" the City's intent to acquire Point Grey Road property during the current housing situation. On that date, City Council instructed the Director of Planning to apply for available grants and loans from the Federal Residential Rehabilitation Assistance Program, these monies to be applied toward the cost of any necessary upgrading of these buildings.

The objective of the Residential Rehabilitation Assistance Program is to prolong the life of the building for a further fifteen years. Since City Council has not yet resolved the question of the long term use of Seagate Manor, the building is not eligible for funds from RRAP. Until the long term use of Seagate Manor has been resolved, the Planning Department does not believe it appropriate to apply for these funds and, therefore, has not done so to date.

Since City Council must ensure that the expectancy for residential use of Seagate Manor will be at least fifteen years before C.M.H.C. will approve any funding for rehabilitation, the Planning Department requests that City Council give consideration to this matter."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

Cont'd.

Manager's Report, November 14, 1975

BUILDING

INFORMATION

7. Development Permit Application # 71698
2416 West 3rd Avenue (Kitsilano)

The Director of Planning reports as follows:

"In the apartment area plan for Kitsilano, as adopted by City Council on May 6, 1975, three half blocks were recommended to be downzoned from RM-3A to RT-2. This recommendation was made by the Planning Department as these blocks are generally developed with sound, substantial conversion houses and fourplexes which are considered desirable to retain. Maintaining some form of apartment zoning on these blocks would encourage redevelopment which would destroy the existing character of these streets.

Among those blocks recommended to be downzoned is the south side of West Third Avenue between Balsam and Larch. An application was made on September 30, 1975 to replace five conversion buildings containing 27 units with a three storey apartment building containing 57 dwelling units. The development of an apartment building on this site is contrary to City Council policy, the recommendations of Kitsilano residents and the recommendations of the Planning Department.

The rezoning application which proposes rezoning this block from RM-3A to RT-2 was submitted on October 20, 1975. Since the rezoning application was made subsequent to the filing of the above development permit application, the Vancouver Charter does not give City Council the authority to hold the permit."

The City Manager submits the foregoing report for the INFORMATION of City Council

8. Lane East of Dunbar Street, Between 27th & 29th Avenues.

The Director of Permits and Licenses reports that:

"The following motion was passed at the Special Council meeting of October 23, 1975 :

"that the Director of Permits and Licenses was requested to investigate the condition of the lane east of Dunbar, between 27th and 29th Avenues, behind the commercial stores."

The Director reports that with one exception the lane was found on several occasions to be in acceptable condition. The exception is at the rear of Stong's Supermarket at 326-54 Dunbar.

Two Smithrite containers were each approximately one half on the lane allowance and one half on Stong's property. This could create a traffic obstruction in the lane. In addition approximately fifteen shopping carts full of cardboard cartons and packaging were at the rear of the store, some on the lane allowance. The paper was being fed into a compactor.

The Manager of Stongs, Mr. B. W. Rossum, was contacted and the problem explained. He assured our Inspector that the Smithrite containers and shopping carts would be kept entirely on Stongs property. Mr. Rossum states that neighbours also leave refuse on Stong's property and further that his company has applied to the City to have the lane surfaced. The Engineering Department has confirmed that Stongs have initiated an application which is being processed.

This area will receive particular attention in the future."

The City Manager submits the report of the Director of Permits and Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 439-440

Manager's Report, November 14, 1975 . . . (LICENSES & CLAIMS - 1)

LICENSES & CLAIMS MATTERS

RECOMMENDATION

1. Claim Number 15502 - Evelyn Tackaberry

The Director of Legal Services reports as follows:

"This claim arises as a result of injuries suffered by the above Evelyn Tackaberry due to a fall on the sidewalk in the 1600 Block Davie Street on September 21st, 1974.

Investigation discloses that our Waterworks Branch had installed a new water main along this block under the sidewalk and had put temporary surface in place on one half of the sidewalk parallel and next to the curb. The backfill in the excavation settled resulting in a surface differential of approximately 2 inches between the settled area and the top of a water meter box in the sidewalk. The claimant failed to see this differential in the surface and her foot slipped off the edge of the meter box twisting her ankle and causing her to fall.

Her injuries as verified by medical reports included tearing of ligaments in the right ankle with damage to the peroneal nerve and contusions to the right knee. The ankle was in a cast for six weeks and after ten months she still suffered pain and limitation in the movement of the ankle. She now is required to wear soft low shoes with arch supports rather than ordinary styled footwear. She still has a visible disability in her ankle and limitations in its movement. She has required treatment and examination by both orthopedic and neurology specialists.

Negotiations with her counsel have resulted in an agreement that responsibility for this accident be divided equally between the claimant and the City. The liability of the City arises from the failure to properly backfill the excavation to avoid settlement and the negligence of the claimant arises from her not keeping a proper lookout and failing to see the hazard.

In the circumstance I believe a settlement should be arranged with Council for the claimant in the amount of \$2055.00 to cover general damages, special damages for loss of wages and other expenses, and legal fees and disbursements. I recommend that a cheque in the amount of \$2055.00 be issued payable to John E. Davis as solicitor for Evelyn Tackaberry to finalize this claim."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 440

Manager's Report, November 14, 1975 (FIRE - 1)

FIRE & TRAFFIC MATTERS

INFORMATION AND RECOMMENDATION

- 1. Fastbus Segregated Bus Stops on Hastings Street and Additional Bus Stop on Melville-Dunsmuir Connector

The City Engineer reports as follows:

"On June 24, 1975, the Vancouver City Council approved the installation of these stops as an experiment. The stops were designed to facilitate the loading and unloading of buses and to speed the services on the portion of Hastings Street between Main and Seymour Streets.

The installations have been successful; however, operational experience indicates that the eastbound stop at Columbia Street would serve better at a location nearside Carrall Street. Council has previously authorized a stop at Carrall and thus, it is only necessary to cancel the stop at Columbia Street."

Accordingly, it is RECOMMENDED that the bus stop on the S/S of Hastings Street, west of Columbia Street be cancelled."

The City Manager submits the matter to Council for INFORMATION AND RECOMMENDATION.

FOR COUNCIL ACTION SEE PAGE(S) 44C

FINANCE MATTERS

A-7

RECOMMENDATION

1. Restoration of the Orpheum Theatre.

The Director of Finance, the Director of Legal Services and the Director of Permits and Licenses report as follows:

"City Council on September 16, 1975 approved the following recommendation:

'THAT Council accept the tender of Halse-Martin Construction Co. Ltd. and direct the Chairman of the Orpheum Theatre Building Committee to enter into a contract with them for the sum of \$94,000.00, this contract to be satisfactory to the Director of Legal Services.'

With the approval of this management contract, the restoration of the Orpheum Theatre will be going forward. There are two items related to the restoration that should be resolved by City Council at this time as follows:

- (A) Cost and source of funds for restoration
(Director of Finance)
- (B) Details of contracts (Director of Permits & Licenses and Director of Legal Services).

(A) Cost and Source of Funds (Director of Finance)

City Council was advised on July 29, 1975 of the following estimated costs:

Estimated cost (per Dec. 17/74 report to Council)	\$3,205,000
Less: Savings recommended by the City Manager and approved by Council on June 24/75	<u>35,600</u>
Estimated cost to complete -	\$3,169,400

The source of funds to meet the above costs, known at this time, are as follows:

Source of Funds

Federal Government	\$1,000,000
Orpheum Fund Lottery, etc.	320,000
City Funds - approved in 1975	
Supplementary Capital Budget	<u>479,530</u>
	<u>\$1,799,530</u>
Estimated City funds required from the 1976 Supplementary Capital Budget	\$1,369,870

City Council, on December 17, 1974 approved the recommendation of the Special Committee on the Orpheum Theatre, and specifically recommendation E as follows:

'That the balance required for the restoration, over and above the Federal contributions and the public donations, be included in the Supplemental Capital Budgets for 1975 and 1976.'

The 1975 Supplemental Capital Budget includes \$479,530, and the balance to be provided in 1976 Supplemental Capital Budget is \$1,369,870. This report will recommend that City Council approve the provision of \$1,369,870 in advance of the 1976 Revenue Budget.

Contd.

Clause No. 1 Continued.

Since the 1976 Supplemental Capital Budget will not be finalized until next Spring, and that it is anticipated that expenditures will be incurred in excess of funds available prior to that time, the Director of Finance requires that 'back-up' funds be provided at this time in the amount of \$1,369,870. At present, these back-up funds will have to be provided from the Property Endowment Fund. These funds can only be considered as temporary financing.

(B) Performance of the Work (Director of Permits & Licenses and Director of Legal Services)

In his contract with the City, the Construction Manager (Halse-Martin Construction Ltd.) will carry out the normal supervisory and administrative duties of a general contractor. His fee also contains an allowance for overhead and profit on certain parts of the work which he performs with his own personnel or with minor trades at cost.

It is proposed that the major trades be contracted directly with the City, although their work will be under the supervision of the Construction Manager. Although lump sum bids will be received where practical, the Architect recommends that work be done on a cost-plus basis when it is not possible to provide sufficient information to obtain realistic lump sum bids prior to the award of the contract.

Because of the number of contracts to be entered into, it will be recommended that the City Architect be assigned the responsibility of awarding trade contracts as required, satisfactory to the Director of Legal Services, keeping in mind that the total approved budget is not to be exceeded.

Recommendations

The Director of Finance recommends that:

- 1) The following appropriations be set up to provide for the restoration of the Orpheum Theatre:

(a) Renovation Contracts	\$2,695,400
(b) Management Fee	94,000
(c) Design Fees	307,000
(d) Acoustical Consultants	73,000
	<u>\$3,169,400</u>
- 2) The amount of \$1,369,870 be included in the 1976 Supplementary Capital Budget.
- 3) The amount of \$1,369,870 of Property Endowment Funds be appropriated as temporary financing until approval of the 1976 Revenue Budget.

The Director of Permits & Licenses recommends that the City Architect be directed to award such trade contracts as are necessary to carry out the work of the Orpheum Theatre Restoration, the contracts to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS the foregoing report of the Director of Finance, the Director of Permits and Licenses and the Director of Legal Services be approved.

Cont'd.

Manager's Report, November 14, 1975

FINANCE

2. Joint Government Seminar "Operation Access"

The Director of Finance reports as follows:

"On February 17, 1976, a Seminar entitled "Operation Access" is being held at the Hotel Vancouver. It is jointly sponsored by the B.C. Department of Economic Development and the Federal Department of Supply and Services, and they have submitted a letter inviting the City to participate, i.e., the Mayor is invited to participate in the opening ceremonies and they are requesting Council approval for participation in the Seminar by the Purchasing Division of the City of Vancouver.

The theme of the Seminar is "How to Sell to Government" and I believe that participation by the City would be useful to both the City and members of the business community. It should encourage additional competition for City business and hopefully, encourage local manufacture of items which are now being brought in from outside the Province.

If the City does participate, the senior governments will provide a booth with a desk, display panels, etc., but the City will have to staff the booth and provide its own handouts and graphics.

We propose that the handouts be our "How to Sell to the City of Vancouver" brochures, and we estimate the cost to be approximately \$150. The graphics will probably be mounted on the display panels, but it is uncertain, at this time, whether they will be in the form of graphs, charts, photographs, actual samples of products, or a combination of these, so we will not have an estimate of costs until some decisions are made regarding the form of the graphics.

Mr. E. Fladell, the City's Information Officer, has, however, agreed to work with the Province's Design Consultants to ensure that the City's display is compatible with the main theme and, in a conversation with the Director of the Provincial Trade & Industry Division, he obtained a verbal agreement that if the cost of the graphics exceeds \$750. the Province will pick up the excess costs.

I, therefore, recommend that the Purchasing Division of the Department of Finance participate in "Operation Access" and the sum of \$900. be provided from Contingency Reserve to cover the cost of graphics and information handouts."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

3. Expenses: Heritage Advisory Committee.

The City Manager submits the following report of the City Clerk:

"Under Section 564A (6) of the City Charter it is provided that :

'The Council shall include in its annual budget such sums as may be necessary to defray the expenses of the Heritage Advisory Committee'

Provision was not made in the General Government Account for such expenses for the year 1975 and it is therefore

RECOMMENDED

that an amount of \$700 be transferred from Contingency Reserve to the General Government Account for the purpose.

Expenses of the Committee already authorised by Council or as out-of-pocket expenses have been incurred in the amount of \$784.36, \$200 of which has been applied from the City Clerk's Budget where limited provision had been made."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

Cont'l.

Manager's Report, November 14, 1975

FINANCE

4. Investment Matters (Various Funds) September 1975.

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of September 1975.
 (b) Summary of Securities held by the General and Capital Accounts.

1) SECURITY TRANSACTIONS DURING THE MONTH OF SEPTEMBER 19751. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>					
Canadian Imperial Bank of Commerce	Oct 7/75	\$1,504,798.36	\$1,500,000.00	14	8.34
Mercantile Bank of Canada	Sep 30/75	1,981,141.85	1,978,900.00	5	8.27
Bank of British Columbia	Oct 15/75	501,772.26	500,000.00	15	8.625
Royal Bank of Canada	Nov 3/75	1,008,150.68	1,000,000.00	34	8.75
Provincial Bank of Canada	Feb 13/76	1,500,000.00	1,448,145.00	136	9.61
Bank of Montreal	Oct 3/75	993,845.08	993,167.55	3	8.30
		<u>\$7,489,708.23</u>	<u>\$7,420,212.55</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos.</u>	<u>Yield %</u>
<u>Debentures</u>						
City of Van. 6.0%	June 15/80	\$ 5,000.00	86.00	\$ 4,300.00	4/9	9.75
City of Van. 6.0%	June 15/80	2,000.00	86.85	1,737.00	4/9	9.50
City of Van. 5.75%	Oct 15/77	12,000.00	93.46	11,215.20	2/1	9.25
City of Van. 5.0%	May 1/78	11,000.00	90.24	9,926.40	2/8	9.25
City of Van. 6.25%	Apr 15/80	15,000.00	86.375	12,956.25	4/7	10.15
City of Van. 10.0%	Dec 16/94	10,000.00	93.00	9,300.00	19/2	10.87
City of Van. 6.0%	June 15/80	1,000.00	85.00	850.00	4/8	10.10
		<u>\$56,000.00</u>		<u>\$50,284.85</u>		

3. CEMETERY PERPETUAL CARE FUND (PURCHASES)Debentures

City of Van. 9.25%	Sept 1/87	\$ 1,000.00	91.58	\$ 915.80	12/-	10.50
City of Van. 9.25%	Sept 1/90	1,000.00	88.95	889.50	15/-	10.75
City of Van. 5.5%	Nov 15/80	1,000.00	81.75	817.50	5/1	10.15
		<u>\$ 3,000.00</u>		<u>\$2,622.80</u>		

SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT SEPTEMBER 30/75

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or 'Book Value</u>
Chartered Bank Deposit Receipts and Government Notes	<u>\$62,879,315.14</u>	<u>\$61,062,330.02</u>

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for September 1975 be approved.

Cont'd.

CONSIDERATION & RECOMMENDATION5. Hodson Manor - 1254 West 7th Avenue.

The Director of Permits and Licenses reports as follows:

"On June 17, 1975 Council passed the following motion when dealing with leasing Hodson Manor:

'THAT Council approve the recommendation of the City Manager that a lease be prepared between the City of Vancouver and the Multi-cultural Association of British Columbia for the use of Hodson Manor (1254 West 7th Avenue). The lease to be prepared by the Director of Legal Services and to the satisfaction of the Supervisor of Property and Insurance. The rental fee to be \$915.00 per month.

FURTHER THAT this lease include a sub-lease to the Fairview Little People's Society and the Fairview Information Centre as proposed in the letter from the Multi-cultural Association of British Columbia dated June 2, 1975.'

The Architects for the project, Rhone & Iredale, have met with the future tenants of the building and have completed preliminary plans which satisfy the requirements of the tenants. Copies of the Architects' report on this phase of the renovation work have been circulated to Council.

Included in the report is an estimate for the work which is shown below. The funding is dependent on Council approving a grant request for the Day Care function, therefore a second breakdown is shown that excludes the work required for the Day Care.

<u>Phase II Expenditures</u>	<u>With Day Care</u>	<u>Without Day Care</u>
- Contractors ceiling price for construction (Cost plus fixed fee contract)	\$62,973	\$60,908
- Fixed Management Fee	4,200	4,110
- Light Fixtures	<u>2,250</u>	<u>2,250</u>
Sub Total	\$69,423	\$67,268
- Architectural Fee - (10% of the cost of the work, based on the above total)	6,950	6,727
TOTAL	<u>\$76,373</u>	<u>\$73,995</u>
Additional costs of conversion from Day Care	<u>2,222</u>	
TOTAL	\$78,595	\$73,995

The difference of \$4,600 represents the grant request by the Fairview Little People's Society.

The Architect recommends that the contract for this phase of the work be continued on a cost plus fixed fee contract but with a guaranteed ceiling price. They report that Shopland Construction, who were the contractors for Phase I of the renovations, has done competent work and has the advantage of knowing the work and they therefore recommend that Shopland Construction be retained to complete the project. The cost shown in the estimate for construction work is a ceiling price submitted by Shopland Construction.

Cont'd.

Clause No. 5 Continued.

Funds

Of the funds approved by Council, to date an amount of \$5,748 is still unexpended.

On June 17, 1975 Council approved an amount of \$26,400 to be included in the 1975 Supplementary Capital Budget as a provision for rising costs due to inflation.

The Budget statement to complete the project is as follows:

		With Day Care	Without Day Care
- Phase II Expenditures		\$78,595	\$73,995
- Funds Available:			
Credit from Phase I	\$ 5,748		
Approved funds in			
Supplementary Capital Budget	26,400		
Insurance settlement for theft			
of electrical wiring	<u>400</u>	<u>32,548</u>	<u>32,548</u>
- Additional Funds Required		<u>\$46,047</u>	<u>\$41,447</u>

The Comptroller of Budgets advises that if Council authorizes the recommendations of this report the necessary additional funds will be provided from Contingency Reserve.

The following Grant Request is submitted for Council's CONSIDERATION. Certain work must be carried out for the specific need to accommodate the Day Care function in the building. This work has been calculated at approximately \$4,600. The Provincial Authorities have advised that they will not provide any funding for the short term lease of Day Care in Hodson Manor and the Fairview Little People's Society have therefore written a report to Council for a Grant for funding. This letter is included as an attachment to this report.

It is recommended that Council:

- Accept the Architects' report and budget estimate, and retain Rhone & Iredale Architects to complete the project.
- Approve the estimates as outlined in the body of the report in the amount of \$78,595 including the Day Care Grant or \$73,995 not including the Day Care Grant, the necessary funds to be transferred from Contingency Reserve.
- Approve entering into a cost plus fixed fee contract with Shopland Construction. The contract to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 468-1

Manager's Report, November 14, 1975.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Lease of Portion of D.L. 5317; South of Beach Avenue

The Acting Supervisor of Property & Insurance reports as follows:-

"The City owns Lot B of 22-25, Block 14, D.L. 185 and leases D.L. 5317 from the Provincial Government.

Portions of this property have been developed by the Parks Board as the Aquatic Centre and parking for patrons.

The Jib Set Sailing School Ltd. is presently temporarily located on City land at the Foot of Denman Street and the City has requested that they vacate their premises by January 31st, 1976.

The Jib Set have applied for a Development Permit to construct a 3,800 sq. ft., two-storey plus basement building on Water Lot 5832, which they lease. In addition to the building they will construct floats ramps and public walkways for a sailing school marine service centre and the charter of vessels. (sketch attached.)

The Director of Planning is prepared to issue a development permit subject to certain conditions.

One of the conditions is the provision of 6 off-street parking spaces including pedestrians and automobile access from Beach Avenue.

After negotiation, the Jib Set have agreed to the following proposal:-

- (1) Leased area - portion of D.L. 5317 shown hatched on attached plan, measuring approximately 20' X 140'
- (2) Use - Six parking spaces; balance to be landscaped
- (3) Term - December 1st, 1975, to December 14th, 1979
(Note December 14th, 1979, is the expiry date of the City's lease from the Provincial Government)
- (4) Option to Renew - In the event that the Provincial Government renews the City's lease of D.L. 5317, the Jib Set to have the right to renew their lease of the hatched portion until February 14th, 1992, or the expiry date of the City's lease, whichever is the earlier.
- (5) Rent - \$120.00 per month for the first 2½ years.
- (6) Rental Review - Every 2½ years and to be the gross market rental value of 6 parking stalls. Market Rental value to be established by comparison with other lots.
- (7) Easement - Lessee to have the right of automotive and pedestrian ingress and egress through the Aquatic Centre parking lot. If required by the Parks Board, the location of the easement to be shown by plan.
- (8) Outgoings - All outgoings to be paid by lessee.

Clause #1 (Cont'd)

- (9) Liability - Lessee to carry public liability insurance in an amount satisfactory to the Director of Legal Services and to hold the City harmless from all claims relating to objects or dust falling off Burrard Bridge or ramps.
- (10) Condition - Lessee to keep leased area and easement area in a clean and tidy condition and to maintain landscape area in a condition satisfactory to the Parks Board.
- (11) Costs - All costs of preparation of agreements, surveys, and registration fees to be borne by lessee.
- (12) Restrictions - Jib Set patrons not to use Aquatic Centre parking
- (13) Development Permit - Lessee to obtain
- (14) Prov. Government Consent - Lessee to obtain
- (15) Legal Agreement -To be satisfactory to the Director of Legal Services.

The City Engineer, the Superintendent of the Board of Parks and Recreation and the Provincial Government have all indicated their approval in principle to the development.

The Acting Supervisor of Property & Insurance is of the opinion that the suggested rental is realistic.

RECOMMENDED That the portion of D.L. 5317 indicated on the attached plan be leased to the Jib Set Sailing School Ltd., subject to the foregoing terms and conditions.

The City Manager RECOMMENDS that the foregoing Recommendation of the Acting Supervisor of Property & Insurance be approved.

2. ACQUISITION FOR NON-MARKET HOUSING SITE
 Lot 23, Block 7, D.L.'s 36 & 49
5519 Melbourne Street

The Acting Supervisor of Property & Insurance reports as follows:

"City Council, (In Camera) on August 26th, 1975, approved an amended Recommendation "D" of the report of the Standing Committee on Housing and Environment dated July 24, 1975, which authorized the Supervisor of Property and Insurance to negotiate the purchase of this property to complete the consolidation of the site for report back to Committee.

This is the only privately owned property in the block bounded by Tyne Street, Euclid Avenue, Melbourne Street and Foster Avenue.

These premises comprise of a one-storey and basement frame dwelling with a main floor area of approximately 975 square feet, erected in 1918 with remodelling of the interior started in 1968, on a site 33' x 108', zoned R.S.-1. This dwelling contains 5 rooms, 5 plumbing fixtures, has a patent roof installed in 1968, a stucco and siding exterior completed in 1972, full concrete basement, and is heated by a 5-year old oil-fired furnace. The condition of the dwelling is average for age and type.

Clause #2 (Cont'd)

Following negotiations, the owner has agreed to sell for the sum of \$46,000.00 as of November 15, 1975, subject to the owner retaining rent-free possession to February 15, 1976, and retaining the living room rug and kitchen cabinets. This price represents fair and reasonable value for this property. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Acting Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$46,000.00 on the foregoing basis, chargeable to Code #4952/807 - Sundry Properties For Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

INFORMATION

3. DEMOLITIONS

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
895 West 6th Avenue Lot 3, Block 277, D.L. 526	False Creek Redevelopment	Johnston & McKinnon Demolitions Ltd.	\$1,795.00	#316/1625
Office and Warehouse -----				
673 & 677 E. 5th Lots 11 & 12, Block 93, D.L. 264A	Future Housing Purposes	Bob's Power Demolition Ltd.	\$2,650.00	#4954/827 & 826
Dwelling & Commercial Building -----				
1121 Comox Street Lot 18, E. 1/2, Block 22, D.L. 185	Nelson Park	Mr. E. McCaughan 199 East 17th Avenue	987.00	#4189/

The City Manager has confirmed the above contracts and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

October 30, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, October 30, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Cowie
Alderman Rankin

ABSENT: Alderman Boyce

CLERK: R. Demofsky

The Minutes of the meeting of October 9, 1975, were adopted.

RECOMMENDATIONS:

1. G.V.R.D. Housing Site - 14th Avenue and Nootka Street

Council on December 3, 1974, approved the lease of the above City-owned site to the G.V.R.D. for a family housing development with the Supervisor of Property and Insurance to report back on lease details.

The Committee considered a City Manager's report dated October 8, 1975. This report, which is on file in the City Clerk's Office, stated in part:

"The third site, legally described as Lot 21, Block 4, Section 43, T.H.S.L. is situated on the north side of 14th Avenue between Renfrew and Nootka Streets. Council approved a prepaid lease of this site on the basis of \$63,000.00 plus 9% on the understanding the G.V.R.D. would culvert the creek which runs through unopened 14th Avenue. This site was re-examined as a family housing site by the G.V.R.D. As a result, the G.V.R.D. now proposes to develop the site as a handicapped housing project with approximately 50 units, and has suggested that the creek would not have to be culverted if the site were to be developed for this use rather than family housing. With the need for culverting eliminated, the G.V.R.D. has advised that they are prepared to now offer \$160,000.00 for this site on a lease basis.

A report from the City Engineer submitted to the Housing Committee on September 25, 1975, recommended that 14th Avenue be opened to provide ingress and egress if any type of residential use is approved for either side of 14th Avenue between Renfrew and Nootka Streets. However, at that meeting the G.V.R.D. presented a new plan showing access to the site from Nootka Street thus eliminating the costly culverting of the creek and the opening of 14th Avenue. The Engineer has agreed in principle to the new proposal subject to certain conditions to be complied with by the G.V.R.D. which include:

- (a) improving Nootka Street between Grandview Highway and the development:
estimated cost to the G.V.R.D. \$6,000.00
- (b) improving the east/west and the north/south lanes on a local improvement basis:
estimated cost to the G.V.R.D. \$2,000.00

(If not favoured by the residents, the G.V.R.D. to bear the full cost estimated at \$4,000.00.) "

During discussion of this report Mr. R. Boyes, Deputy City Engineer suggested that all costs of providing services and access to this site be borne by the G.V.R.D.

Cont'd , . .

RECOMMENDED,

THAT the G.V.R.D. offer of \$160,000 for Lot 21, Block A, Section 43 on the basis of a sixty year prepaid lease be approved subject to satisfactory arrangements being made with the City Engineer for access from Nootka Street, and servicing of this site, and that costs of providing services and access to this site be borne by the G.V.R.D.

2. Grant Request - Spay and Neuter Clinic

Council on September 16, 1975, considered a Housing and Environment Committee report on the above matter and referred the matter of implementation of a program for a low-cost spay and neuter clinic to the City Manager and Director of Permits and Licenses for report back.

The Committee considered a City Manager's report dated October 20, 1975, related to this matter. In this report, which is on file in the City Clerk's Office, the Director of Permits and Licenses stated in part:

"The request for a grant of \$100,000 was predicated on a spay and neuter clinic. Discussion at Standing Committee meetings to date have failed to show a clear need for a spay and neuter clinic and certainly not to the extent envisaged by the S.P.C.A. Their submission has referred to animal hospital facilities beyond that which could be considered a simple spay and neuter clinic. The plan submitted with their rezoning application also includes office space presumably for the administrative functions of their total operation. As a result the requested sum appears to be for services and functions materially beyond the spay and neuter clinic level. It is very questionable whether the City should be supporting hospital services to the citizens of the lower mainland when the responsibility should rest directly with the owner.

It is true that a spay and neuter clinic would be of some benefit to the control of dogs in the City of Vancouver, but this should not be considered the panacea for the control of all dog problems. The number of animals which could physically be dealt with in a clinic when related to the total estimate of animals in the lower mainland makes the real impact of this on dog population control questionable. Overall control must include adequate legislation along with strict enforcement and penalties as well as education of the public to their responsibilities as a pet owner. Reasonable improvement has taken place in Vancouver on the first items noted and perhaps further steps can be taken. This can also be considered as part of an educational program, for the pet owner must be responsible at all times for the actions of their pets. Dog control problems will still exist if our streets are over-run with dogs, spayed or neutered, or not. It would be a retrogressive step if the citizen believed that spaying or neutering solved the problem which could result from a too complacent attitude after having their animal spayed.

The request for a grant was predicated on the full financial participation from surrounding municipalities. Twelve municipalities were contacted and we are advised that one approved the grant request; four referred the matter to the future, and seven did not approve the request. We have no knowledge of the programs or services being proposed in the facility and their relation to the grant request, either now or on a recurring basis.

City Council on June 17, 1975, approved a report of the Standing Committee on Housing and Environment which recommended that the following recommendation be referred to the G.V.R.D. for report back:

"That the G.V.R.D. be requested to strike a Committee, representative of elected and staff members to deal with dog control problems and that the matter of the suggested Low Cost Spay Clinic be referred to this Committee for recommendation back, since funding for this facility has been requested on a regional basis. (It should be noted that of the total \$275,000 capital estimate, Vancouver has been asked for \$100,000.)"

The G.V.R.D. at their Board meeting of July 2 dealt with a letter from the City of Vancouver on the resolution. It was moved "that the letter be received by the Board".

Mr. J.C. Holmes of the B.C.S.P.C.A. advised that he had received financial commitments in the amount of \$32,500 from four municipalities.

Following consideration of this matter the Committee,
RECOMMENDED,

THAT the City of Vancouver approve a grant to the B.C.S.P.C.A., on a per capita basis of 40% of the total amount raised by the B.C.S.P.C.A. from other municipalities, for the development of a low-cost spay and neuter clinic.

NOTE: Requires eight affirmative votes.

3. Program for Continuation of Fire By-law Implementation

Submitted for the Committee's consideration was a City Manager's report dated October 10, 1975, in which the Fire Chief reported as follows:

"You will note there are five groups of buildings which will be subject to upgrading in varying degrees. We intend to establish as phase three those buildings contained in groups 1, 2 and 3 for a total of 401 buildings.

It could be possible to complete this phase by the end of 1976 if owners co-operate. However from our experience to date, we can expect some 'hard' cases which are time-consuming, making our completion date rather optimistic. We do not intend to deal with groups 4 and 5 until we have completed phase three.

In addition to phase three, we intend to pursue enforcement of Emergency Lighting in buildings from four to six storeys inclusive. We will hold off enforcement of Emergency Lighting in buildings over six storeys pending clarification from the Attorney-General's Office. Should their response indicate these requirements will not be forthcoming for some time, we will proceed with Emergency Lighting for all buildings over four storeys."

The five groups of buildings subject to upgrading in varying degrees are outlined as follows:

"GROUP 1

Buildings of 3 storeys or more, and constructed prior to 1930:	174
--	-----

GROUP 2

Buildings of 3 storeys or more, and constructed from 1930 to 1949:	73
--	----

GROUP 3

Buildings of 3 storeys or more, and constructed from 1950 to 1959:	154
--	-----

Standing Committee of Council
on Housing and Environment
October 30, 1975

- 4 -

GROUP 4

Buildings of 3 storeys or more, and constructed from 1960 to 1975. (Including recent buildings which may require little or no upgrading.) 451

GROUP 5

Buildings which require on-site inspection to categorize, including: 1982

- (a) Buildings originally listed as 2 storeys which may be defined as 3 storeys under the Fire Bylaw definition of "storey."
- (b) Buildings with incomplete information to categorize in above 4 groups. "

This report is on file in the City Clerk's Office.

RECOMMENDED,

THAT the program for continuation of Fire By-law implementation as outlined by the Fire Chief in the above noted City Manager's report dated October 10, 1975, be approved.

INFORMATION:

4. Housing Status Report

The Committee considered a monthly status report on government assisted housing in the City of Vancouver submitted by the Housing Planner.

During discussion of this report the Chairman advised that rezoning of the Semlin-Triumph housing site would go to a public hearing on November 27, 1975.

RESOLVED,

THAT the housing status report submitted by the Housing Planner be received.

5. Downtown Street Tree Planting Strategy Plan

The Committee considered a report on the October 9, 1975, meeting of an ad-hoc professional committee formed by Alderman Cowie to review and clarify the street tree planting plan for the downtown area of the City of Vancouver.

Alderman Cowie advised that this report was submitted today for the information of the members of the Housing and Environment Committee. The above report is on file in the City Clerk's Office.

RESOLVED,

THAT the above noted report submitted by Alderman Cowie be received.

6. Kitsilano Housing Society - "Buy Back Kitsilano Fund"

The Housing and Environment Committee on October 9, 1975, considered a proposal from the Kitsilano Housing Society regarding a "Buy Back Kitsilano Fund". This matter was referred to the Director of Finance for consideration and report back.

Cont'd . . .

Standing Committee of Council
on Housing and Environment
October 30, 1975

- 5 -

The Committee today considered a City Manager's report dated October 22, 1975, in which the Director of Finance advised that he had reviewed the submission of the Kitsilano Housing Society, and due to lack of sufficient details, has written to the society asking for further details and methods under which the society would intend to operate in the financial sense.

RESOLVED,

THAT the information report from the Director of Finance referred to above be received.

7. Minimum Standards By-law

The Committee considered a letter from the Downtown Eastside Residents' Association dated October 27, 1975, requesting that the City officials be instructed to order the owners of the East Hotel, King Edward Apartments, and the Strathcona Hotel, to bring their buildings up to standard as outlined in the Minimum Standards By-law. Also submitted by D.E.R.A. was a list of twenty-seven lodging houses and hotels in the downtown eastside area which do not conform to by-law standards.

The Director of Legal Services advised that the Minimum Standards By-law stated that a building must be "capable of being used for housing" before it falls within the constraints of this by-law.

RESOLVED,

- A. THAT the information submitted by D.E.R.A. be received.
- B. THAT appropriate City staff be requested to inspect the East Hotel, King Edward Apartments, and Strathcona Hotel, and report back.
- C. THAT the Director of Legal Services be instructed to report back to the next meeting on appropriate amendments to the Lodging House By-law with respect to requiring that essential services such as furnaces, hot water tanks, stoves, water and fuel pipes, gas lines, etc., be restored within forty-eight hours.

8. Pender Street Demolitions

The Committee on October 9, 1975, heard a delegation from Mr. J. Andru, owner of some houses in the 2500 Block East Pender Street which he was demolishing. After also hearing delegations from the Pender Street Committee, it was resolved,

"THAT representatives of the Pender Street Committee of the Hastings-Sunrise Action Council meet with Mr. Andru, the owner, and area residents to discuss the highest and best use of this site to the people in this neighbourhood and report back to this Committee with the results of the above meeting."

Mr. Lowther of the Pender Street Committee was present today to advise that a meeting was being arranged for November 4, 1975. This committee has attempted to get a commitment from Mr. Andru of no further evictions from his houses. However, such a commitment has not been obtained. He requested the Housing and Environment Committee's support in:

- i. asking Mr. Andru for a commitment on no further evictions;
- ii. asking him not to demolish any more houses.

Cont'd . . .

Standing Committee of Council
on Housing and Environment
October 30, 1975

- 6 -

He also asked that City inspectors inspect these houses and enforce the Minimum Standards By-law. He noted that of the four houses left standing, two are occupied, one is vacant, and one is one-half demolished.

The Chairman advised that the City had not yet received the charter amendment to prevent demolition. Also that the City would not be interested in purchasing such property for single family housing.

Following discussion, it was,

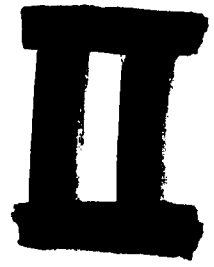
RESOLVED,

- A. THAT the Director of Housing attend the above noted November 4, 1975, meeting between Mr. Andru and the Pender Street Committee to determine the value of the land and report back to this Committee.
- B. THAT the relevant City officials be instructed to inspect the houses owned by Mr. Andru in the 2500 Block East Pender Street, and report back to this Committee with the condition of each house.

The meeting adjourned at approximately 2:47 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 1112-3 AND
4P-1-135



REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

OCTOBER 30, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, October 30, 1975, at 1:30 p.m., in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

CLERK: G. Barden

INFORMATION

1. Fire Department -
Manning Requirements

The Committee had for consideration a Manager's report dated October 17, 1975, wherein the Fire Chief and Director of Personnel Services recommended that in order to compensate for the effects of the 1975 Arbitration Award and to maintain approved firefighting standards of service, the uniformed strength of the Fire Department be increased by 28 men effective not later than November 17, 1975, in order that their initial training can be completed by January 1, 1976.

The Committee expressed concern over the large increase needed to meet the requirements and felt other alternatives should be investigated such as reductions in the standard of service and manpower per apparatus.

The City Manager stated that a report could be prepared on the suggested alternatives, but the Union would have to be involved in any reduction in manpower per apparatus, also, any postponement of appointment, means that call-out pay will be necessary. He stated that the 28 additional men could be approved now and other alternatives investigated. The additional men could be compensated for by normal attrition if a later decision was made to reduce the standard of service.

Chief Konig stated that the approved firefighting standards of service have already been pared down to the bare minimum with the contemplated addition of 28 men, and he was strongly opposed to any further reduction. If the standard of service is reduced the only alternative he would consider is closing the halls, with particular reference to Hall No. 21. He would not consider reducing manning of apparatus.

Following further discussion, it was

RESOLVED that this matter be deferred pending a report from the City Manager on November 13, 1975, on ways of reducing the firefighting standards of service, including estimates of the levels of protection.

2. Fire Boat - Operation
and Financing

The Chairman reported that the Finance Committee had discussed this matter in June, 1974, and it was felt that the burden of full financing of the Fire Boat should not be the responsibility of the City as it is used extensively by other bordering municipalities. The following motions were passed at that time:

"THAT the National Harbours Board be requested to assume full responsibility for fire protection in the harbour, for ships and waterfront property within its jurisdiction in the Vancouver Harbour, and discussions be arranged by

Clause No. 2 continued

the Mayor with the National Harbours Board, and that neighbouring municipalities bordering on the harbour be requested to support the City of Vancouver in this position;

FURTHER THAT the Mayor take the question of fire protection in the harbour to the appropriate officials in Ottawa."

The Chairman reported that any discussions held in this regard had received a negative response.

The Fire Chief reported that in 1970, Fire Chiefs from relevant municipalities were invited to a meeting to discuss the needs of the Fire Boat in terms of protection of the harbour. The Chiefs that attended were unanimous that they needed the Fire Boat for protection of the waterfront properties. When the Chiefs approached their Councils, they reneged and stated they did not need the Boat. As a result of that, we asked Council for direction as to what the Fire Department should do in the event that municipalities requested the Boat. It was the consensus of Council that there was a moral contribution to respond. The Fire Department laid down a set of directives that stated an official request from the Fire Chief of a neighbouring municipality must be received before responding to a fire there and they could expect to be charged for the service. At a recent fire on the North Vancouver waterfront earlier this month, the request from the Fire Chief did not come until 20 or 25 minutes after the Vancouver Fire Department became aware a serious fire was burning there. The result was a judicial decision that an automatic system to dispatch the Fire Boat to fires must be instituted.

In view of the foregoing, and the fact it is costing the City \$560,000 annually to operate the Fire Boat, the Committee was of the opinion that it would be entirely proper to make some hard decisions such as discontinuing the service of the Fire Boat unless the National Harbours Board and appropriate municipalities share in the operating cost.

Following further discussion, it was

RESOLVED that the course of action be deferred pending receipt of a brief to be prepared by the City Manager for submission to the Port Authority and relevant municipalities on this matter.

3. Consideration of Policy re Grant Requests for Social Services

The Committee considered the following memorandum dated October 27, 1975, from the Chairman:

This year the Council approved grants to organizations providing social services in the city to an amount of approximately \$600,000.

I met on Wednesday, October 22, 1975 with Human Resources Minister Norman Levi and officials of his Department, along with Alderman Marzari and Director of Social Planning, Maurice Egan. What emerged from that meeting was the desire of the Provincial Government to assume full responsibility in the field of funding social service agencies through its Community Resource Boards. This year most of the organizations which received City funds had indicated that they were not being funded by the Resource Board or that they were being inadequately funded. Mr. Levi indicates, however, that the government has now set up a funding process which will be adequate to meet the needs of the various agencies and thus would relieve the City of its involvement in this particular field. In stepping out of this field there will undoubtedly be misgivings about the transfer of further responsibilities to the Resource Boards and in many minds there will continue to be questions about the role and value of these resource boards in the community.

cont'd....

Clause No. 3 continued

However, the fact is that they do presently exist and that they can, to some extent relieve the City of a financial obligation which it has borne until now. I have no doubt but that some agencies and organizations will continue to approach the City for emergent needs. The point to be emphasized, however, and the policy to be considered is that the City completely withdraw from the field of funding of agencies providing social services and that we refer all applications from such agencies to the Vancouver Resource Board. This policy should be clearly established at this time so that the many agencies which have already filed their applications with the City and the many other proposing to do so will be notified as soon as possible of City's position.

I recommend that this action be approved as a matter of policy.

Following discussion, it was

RESOLVED that the memorandum be referred to the City Manager for consideration and report back to a joint meeting of the Standing Committees on Finance and Administration and Community Services.

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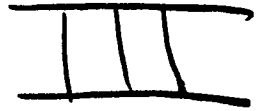
The meeting adjourned at approximately 2:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 443

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES



October 30, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, October 30, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Boyce
Alderman Volrich

COMMITTEE
CLERK: H. Dickson

INFORMATION

1. Mental Patients Association - Non-Conforming Uses

Mr. Bill Carter, Residence Co-ordinator, and Ms. Jackie Hooper, Housing Co-ordinator, of the Mental Patients Association, appeared before the Committee this date and presented a letter dated October 30, 1975 (circulated) in which the Mental Patients Association explained their five halfway houses fit neither into the Single-Family Dwelling nor the Boarding Home definitions in the City Zoning By-law.

The delegation suggested that a new designation for halfway houses such as are operated by the Mental Patients Association should be incorporated in the City By-law.

Folowing discussion it was

RESOLVED

THAT the request of the Mental Patients Association for a new designation for halfway houses in the City Zoning By-law be referred to the Director of Social Planning for a report back to the Community Services Committee following consultation with other City Departments.

2. B.C. Association for the Advancement of
Colored People - Problems Meeting By-law
Requirements for Assembly Hall

The Committee had before it for consideration a letter dated October 24, 1975 (circulated) from Mr. Ernest A. King, President of the B.C.A.A.C.P.

The letter explained the Association has approval for a grant from the Provincial Government for a community centre; that the Association wishes to use a building at 4515-31 Main Street for this purpose, but that City Building regulations do not permit assembly hall use on the second floor of a two-storey wooden frame building which has other uses on the ground floor.

Cont'd . . .

Standing Committee of Council 2
 on Community Services
 October 30, 1975

Clause #2 continued:

City Building Inspector Mr. D. Matheson explained that under the present By-law an assembly hall use can only be permitted in a second floor wood frame building if the entire building is to be so used and this particular building has commercial uses of the ground floor. The National Building Code requires a minimum of a two-hour fire resistance between the two floors.

It was suggested this particular problem could be referred to the Board of Appeal but the Building Inspector added he would not lightly agree to such use because there could be a fire hazard in such a double use of this wooden building. Mr. King pointed out the floor between the two uses is two by six inch laminated wood beams.

The Committee felt an inspection of the building must be carried out by the City to determine precisely whether or not the building could meet City regulations with an assembly hall use on the second floor.

Following discussion it was

RESOLVED

THAT Mr. Ernest A. King of the B.C. Association for the Advancement of Colored People meet with the City Building Inspector to discuss the Association's proposed use of the second floor of 4515-31 Main Street as an assembly hall and clarify how the second floor of the building can be used as an assembly hall and report back to the Community Services Committee if necessary.

3. Offer of Location for a Farmer's Market

The Committee at its meeting of October 2, 1975, after hearing from Mr. Hans Rhenisch of United Fruit Growers, on the topic of establishing a Farmer's Market in the City, resolved:

- "(a) THAT the Social Planning and Planning Departments work together to consolidate their information on permanent Farmers' Markets and report back to the Community Services Committee in approximately one month; such report to include suggestions on lease and administration arrangements;
- (b) THAT the Provincial Department of Agriculture be asked its views and the opinion of its farm product Marketing Boards on the concept of a permanent Farmer's Market in the City and that representatives of the Department be invited to appear before the Community Services Committee when the report referred to in Resolution (a) is before the Committee;
- (c) THAT the Park Board be asked its reaction, following consultation with the Department of National Defense, to the concept of operating a Farmer's Market in the existing buildings at the Jericho site;
- (d) THAT the Committee inquire if Canadian National would be interested in leasing to a City Management group or private marketing group for a Farmer's Market, the parking lot at its passenger pier at the north foot of Main Street."

Cont'd . . .

Standing Committee of Council 3
on Community Services
October 30, 1975

Clause #3 continued:

The Committee had before it for consideration this date a letter dated October 20, 1975 from Mrs. F. Leung (circulated) offering to sub-lease a portion of the six-storey Mandarin Centre at Main and Keefer Streets for a Farmers' Market.

Appearing before the Committee this date were Mrs. Leung and representatives of United Fruit Growers, the City Engineer, the Director of Planning, the Director of Social Planning and the Medical Health Officer.

Mrs. Leung gave a full explanation of the various facilities available in the Main and Keefer Street building, stating that up to two floors of the building, totalling 16,800 sq. ft. per floor could be available. The building is equipped with all the necessary facilities including walk-in freezers, refrigerated cooling bins, etc.

The Centre was set up as a Chinese-style Farmers' Market and is currently undergoing a reorganization of management.

Mrs. Leung stated she could act as a co-ordinator to set up a Farmer's Market in the Centre.

A representative of United Fruit Growers, in response to a request from the Social Planning Department, promised to send in a letter outlining in full the Fruit Growers' requirements for a Farmers' Market, including the approximate number of vendors who would participate.

The Committee noted there are staff reports still pending on this topic, and following discussion it was

RESOLVED

THAT the proposal of Mrs. F. Leung be received and considered by the Planning and Social Planning Departments in their preparation of a joint report to the Community Services Committee as requested by the Committee on October 2, 1975.

The meeting adjourned at approximately 4:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 44B-1

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT



November 6, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, November 6, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Bird, Chairman
Alderman Cowie
Alderman Rankin

ABSENT: Alderman Boyce
Alderman Harcourt

ALSO
PRESENT: Alderman Sweeney

CLERK: R. Demofsky

RECOMMENDATION:

1. Bicycle Routes and Walking Trails

Submitted by the Vancouver Trails Steering Committee was a pamphlet entitled "Urban Trails - Development Strategy for Vancouver" dated October, 1975. This pamphlet, which is on file in the City Clerk's Office, outlined the proposed purpose of trails, statement of goals, approach to planning, trail concepts, routes considered, planning of action, and concluded with recommendations. In summary this pamphlet stated:

"This report is submitted to the citizens of Vancouver and their elected representatives at all levels. The great potential of urban trails as a modest cost recreational asset with high benefits is explained. An evolutionary strategy for trail development with strong public participation is proposed. A strong commitment by all who share these goals could enable the preparation of a demonstration bicycle and walking trail from U.B.C. through Jericho and Kitsilano to Stanley Park in time for Habitat '76."

Mr. J. Woolliams, Chairman of the Vancouver Trails Steering Committee, outlined, by way of maps and diagrams, the proposed walking, jogging and bike trails, including the proposed Habitat trail. He advised that a high priority of this Committee was to link the proposed trails with existing trails.

Mr. N. Hill, a member of the Vancouver Trails Steering Committee, advised that while Vancouver had a very good bicycle race track, it lacks facilities for recreational bicycling.

Commissioner B. Keefer of the Park Board briefly outlined the proposed Habitat route which starts in Stanley Park, proceeds along the English Bay sea-walk, over the Burrard Street Bridge, through Kitsilano Park, along First Avenue, along Jericho to Chancellor Boulevard, and to U.B.C. He advised that this proposed trail would use existing road ways and paths. However, minor costs related to signs, road markings, etc., would be involved. After the Habitat '76 Conference, it was hoped that this trail could be extended to Burnaby. He further advised that the Park Board would provide the project leader if the Engineering and Planning Departments could provide the staff time. The Provincial Government was enthusiastic about this proposed program. However, a firm commitment for City staff time is required.

Sue Hiscock advised that a bicycle fair was held in Stanley Park on August 24, 1975, and today she had a petition with 800 signatures of people in support of bike trails in the City.

The Committee was further advised that Victoria has gone ahead with a bike route project, and all the municipalities within the capital improvement district are co-operating.

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Housing and Environment
 November 6, 1975

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Following further discussion, it was

RECOMMENDED,

THAT Council approve in principle, the Habitat bike route project as a high priority and approve the appropriate City staff time required for a study of this project.

FURTHER THAT the Vancouver Trails Steering Committee report back to this Committee just as soon as the above noted study has been completed.

INFORMATION:

2. Housing List - B.C. Housing Management Commission

Submitted for the Committee's consideration was a B.C. Housing Management Commission waiting list for senior citizens and families.

For seniors it advised that:

"55% of applicants are single female; 23% are single male; 22% are couples

41% live in Vancouver Burrard; 15% in Vancouver North; 10% in Burnaby

45% will relocate anywhere"

For families it advised that:

48% of applicants are single-parent families; 52% couples.

63% of families requiring housing have pre-school or school-age (6-13 year) children.

'high-risk' groups, in this sense, tend to be couples with pre-schoolers and single-parents with school-age children.

55% of applicants are employed full-time; 28% are on Social Assistance.

Present location

23% live in Vancouver North (Strathcona, Grandview, Hastings Sunrise);

15% in Vancouver Burrard; 12% in Vancouver East; 13% in Vancouver South and Vancouver West; 12% in Burnaby; 8% in Surrey.

Preferred location

40% indicate they will relocate anywhere."

This submission is on file in the City Clerk's Office.

Following discussion of this, it was

RESOLVED,

THAT the B. C. Housing Management Commission submission be received.

The meeting adjourned at approximately 2:18 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 444

REPORT TO COUNCIL

V

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

November 6, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, third floor, City Hall on Thursday, November 6, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION AND INFORMATION

1. Day Care Leases

(a) The Committee had before it for consideration a Manager's report dated October 20, 1975 (circulated) which recommended that the City renew leases to the Provincial Government of a number of sites for Day Care Centres.

During consideration, a representative of the Director of Legal Services pointed out that a lease of the site for the Gordon House Day Care Centre in the 1100 Pendrell has already been attended to and that therefore, recommendation "C" in the summary of recommendations should be deleted. (This is site No. 12 on the list of sites appended to the report).

It was pointed out by a representative of the Day Care Information Centre of the Department of Human Resources that the Province does not require three sites which were recommended to be renewed. Specifically, these are sites Nos. 1, 2, and 5 in the list appended to the report as follows:.

<u>Term</u>	<u>Legal</u>	<u>Location</u>	<u>Map</u>
April 11/74- April 10/76	Lots 34 & 35/104-105- 106/36 & 51	E/S Hoy St. - 29th Ave. to Moscrop	37
April 11/74- April 10/76	Lots 12 & 13/H/301	N/W Corner - King Edward & Windsor	41
April 11/74- April 10/76	Lot C of 1-3/E/301	N/E Corner - King Edward & Carolina St.	41

It was

RESOLVED

THAT the Supervisor of Property and Insurance be advised that the Provincial Government is not interested in leasing Day Care Sites Nos. 1, 2, & 5 contained in the list appended to the Manager's report on Day Care Centre Leases, dated October 20, 1975.

Standing Committee of Council 2
on Community Services
November 6, 1975

Clause #1 (a) continued:

Following further consideration it was

RECOMMENDED

- A. THAT Day Care Centre Sites Nos. 4 to 11 inclusive be leased to the Provincial Government for a term of two years commencing April 23, 1976 and expiring April 22, 1978, such lease or leases to be in accordance with the Manager's report on Day Care Leases dated October 20, 1975 and otherwise be to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance;
- B. THAT the existing leases concerning Day Care Centre Sites Nos. 1 to 9 inclusive simply continue in full force and effect under the holdover clauses contained in those leases until April 23, 1976.
- C. THAT the lease for Day Care Centre Site No. 12 on the list appended to the Manager's report on Day Care Centre Leases dated October 20, 1975 continue as it is subject to cancellation upon three months notice as and when the City ascertains a contrary need for the site.
- D. THAT the lease respecting Brant Villa Day Care Centre go forward as provided in the Council resolution of October 21, 1975 which read as follows:

"THAT Council authorize the Supervisor of Property and Insurance to enter into a lease agreement for a minimum term of five years on the property concerned following termination of the existing leases."

(b) The Committee had before it for information a Manager's report dated October 21, 1975 (circulated) which contained information for the Committee on the present status of various Day Care Centres in the City.

During consideration, a representative of the Director of Legal Services pointed out the name "Burrardview Park Day Care Centre" at 975 Lagoon Drive in Stanley Park as contained in the second paragraph of the report should be entitled "The Lefeaux House Day Care Centre".

It was

RESOLVED

THAT the Manager's report dated October 21, 1975 on various Day Care Centres be received for information and the name of Burrardview Day Care Centre be amended to read "The Lefeaux House Day Care Centre".

2. Nelson Place Beer Parlour - Police Report

The Community Services Committee at its meeting of October 9, 1975, following consideration of a Police Department report on the Nelson Place beer parlour, resolved that this matter be deferred for two weeks.

Standing Committee of Council 3
on Community Services
November 6, 1975

Clause #2 continued:

It was not possible to arrange this matter for the convenience of those concerned prior to this date.

The Committee had before it for consideration a Police report dated October 23, 1975 (circulated) on incidents which had occurred at the Nelson Place beer parlour, 1006 Granville Street, between August 2, 1975 and October 17, 1975 inclusive and concluding with a statement that since March of 1974 there have been 73 incidents involving underage persons in the Nelson Place beer parlour which have been investigated by the Police up to August 5, 1975.

A representative of the Police Department told the Committee this date, however, that since October 17, 1975, there has only been one incident at the Nelson Place that came to the attention of the Police and that it was not the fault of the management of the beer parlour. The Police spokesman told the Committee that since the management has apparently gained a tighter control of the beer parlour patrons, the Police Department would recommend the beer parlour be allowed to continue operating.

A member of the Committee pointed out that during the period September 4 to 16, 1975, when the beer parlour was under review by the City, nine or ten juveniles were found on the premises by the Police.

In response to this it was pointed out by lawyer, Mr. R. Wicks, representing the owner, that the Liquor Administration Branch suspended the beer parlour's license for the period October 1 to October 6, 1975 for these incidents.

Mr. Wicks told the Committee all licensed premises on the Granville Mall are subject to very frequent visits by the Police Department and more fair Police reports might include the total number of visits by the Police as well as a number of infractions reported. He stated the visits by uniformed Police, sometimes as frequently as every hour of two, can, in itself, lead to incidents.

Mr. Wicks urged the Committee to issue a directive that future reports by the Police Department should be more complete.

Following consideration it was

RESOLVED

THAT the Police Department report on the Nelson Place beer parlour covering the period August 2, 1975 to October 17, 1975 be received and the Police Department be asked to submit a further report covering the operation of the Nelson Place beer parlour in two months.

3. Carnegie Library

Council, on May 27, 1975, approved in principle the recommendations of the Community Services Committee from its meeting of May 8, 1975 on a proposal from the Downtown Eastside Residents' Association for renovations to the Carnegie Library to create a community centre. D.E.R.A. subsequently filled out the necessary application forms for a 1/3 Provincial Government grant under the Community Recreational Facilities Fund Act.

Standing Committee of Council 4
 on Community Services
 November 6, 1975

Clause #3 continued:

The Committee had before it for consideration a letter dated October 14, 1975 (circulated) addressed to Mr. Bruce Eriksen, President of the Downtown Eastside Residents' Association, from Mr. M. C. M. Matheson, Chief of Recreational Facilities and Regional Parks Division of the Department of Recreation and Conservation. The letter advised D.E.R.A. that its application for a 1/3 grant under the Community Recreation Facilities Fund was withdrawn from consideration and listed six requirements the Association must yet include in its application.

The Provincial Government requires, among other matters, "evidence that the City Council allocation of \$650,000 proposed for the 1976 Supplementary Capital Budget has been formally approved".

Also before the Committee for consideration was a memo dated November 6, 1975 (circulated) from Mayor Phillips to the Chairman of the Committee in which the Mayor recommended:

"THAT Council authorize the Supervisor of Property and Insurance to proceed with the sale of the Carnegie Library and City-owned land at the corner of Main and Hastings immediately."

The Director of Social Planning and Mr. B. Eriksen, President of D.E.R.A. appeared before the Committee on this matter.

The Chairman drew the attention of the Committee to the Mayor's memo and stated the Committee has spent considerable time in dealing with proposals from D.E.R.A., the Native Courtworkers, and Mr. Harry Fan on the use of this building. The Chairman disagreed with the Mayor's suggestion that renovations to the building could cost \$1 million.

The Committee considered receiving the Mayor's memo, but, after noting the site is one of the most valuable pieces of property the City owns, and one which will appreciate, concluded that to sell it would not be in the best interests of the City and that a definite motion from the Committee in response to the memo was required.

During consideration it was pointed out the City cannot formally approve an expenditure of \$650,000 in the 1976 Supplementary Capital Budget until actual budget discussions take place, but it could reaffirm the allocation. This figure was originally set by Council as the amount required to renovate the building for City staff use, not for renovations for Community Centre type of use.

It was also noted that the proposal of D.E.R.A. to utilize the building as a community facility involves other groups such as the Park Board, Library Board, and possibly the Native Courtworkers Association and that actual cost sharing estimates for both renovations to the building and operation of the facility have never been formally determined by the City.

There has been no City staff report or analysis of the D.E.R.A. proposal which has been approved in principle by Council.

Mr. Bruce Eriksen reminded the Committee that D.E.R.A. was provided with cost estimates to renovate the building by the architectural firm of Downs/Archambault, and the total estimated figure was \$558,000 as of April 30, 1975. Costs would increase at approximately 1½% per month.

Mr. Eriksen stated that all that D.E.R.A. requires from the City to meet the Department of Recreation and Conservation's requirements for a 1/3 grant is an assurance the \$650,000 will definitely be allocated for Carnegie Library renovations in 1976.

Cont'd . . .

Standing Committee of Council 5
on Community Services
November 6, 1975

Clause #3 continued:

This, however, is subject to the 1976 Budget Review Committee. The Director of Social Planning pointed out the City cannot do anything this year about a major expenditure in 1976 and suggested there could be other options open such as a co-operative arrangement with the Province with the City selling the building to the Province for a shared use or the City retaining the building and asking the Province to undertake the costs of renovation.

Following further discussion it was

RESOLVED

- A. THAT the Community Services Committee seek a meeting with representatives of the Provincial Department of Recreation and Conservation, the Downtown Eastside Residents' Association and the other organizations included in D.E.R.A.'s proposal to finalize budget arrangements and examine the options available for community recreation use of Carnegie Library as proposed by D.E.R.A.;
- B. THAT the City Manager examine all proposals for the use of the Carnegie Library and report back to the Community Services Committee on the financial aspects and variety of options available.

It was

RECOMMENDED

THAT the memo of Mayor Phillips, dated November 6, 1975, on the Carnegie Library be received for information by Council and that the City in no way consider selling the Carnegie Library and the City-owned property at Main and Hastings Streets.

The meeting adjourned at approximately 4:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 444-5

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

VI

NOVEMBER 6, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, November 6, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Kennedy

ABSENT: Alderman Harcourt

COMMITTEE CLERK: M. L. Cross

The following members of the Vancouver Heritage Advisory Committee were present for the discussion of Clauses 1, 2 and 3:

Mr. F. Grant (Chairman)
Mr. R. Thompson
Mr. B. Downs
Mrs. R. Fleming
Mrs. N. Sterne

Dr. N. Oliver and Mr. M. Klenke of the Planning Department were also present.

INFORMATION/CONSIDERATION/RECOMMENDATION

1. Economic Alternatives for Preserving Heritage Structures and Areas

The Committee considered the following:

A. Vancouver Heritage Advisory Committee's recommendations submitted by the Secretary under date of 14th October 1975:

- (a) THAT as the Municipal Act provides for municipalities to grant tax exemptions, that Council request the Director of Legal Services to seek a Charter Amendment which would give City Council the power to grant tax exemptions for designated heritage buildings and lands.
- (b) THAT City Council request the appropriate Minister of the Provincial Government to have the Provincial Assessment staff consider special assessment regulations for heritage buildings and lands designated under Section 564A of the City Charter.
- (c) THAT the City seek power to secure easements or other legal rights to facades of designated heritage buildings by donation, purchase or lease.

Clause No. 1 Continued

- (d) THAT Council request the Director of Legal Services, following discussions with the Planning Department and other necessary City staff, to explore means to assist property owners wishing to preserve a historic building whereby zones for the transfer of development rights to a specific property could be established and to obtain the necessary Charter Amendment to enable the City to transfer development rights in areas.
 - (e) THAT Council consider favourably the use of CD-1 zoning to assist in the preservation and redevelopment of heritage buildings as a means of providing incentives to owners of designated buildings.
 - (f) THAT Council consider incentive zoning to preserve heritage buildings.
 - (g) THAT Council instruct the relative Civic staff to work with other professionals to find solutions to permit renovations or alterations to heritage designated buildings, setting aside whatever conditions of the Fire and Building Codes which would inhibit preservation without compromising public safety and that any agreed-upon relaxations of these codes be reported to City Council.
- B. Report of the City Manager dated 30th October 1975, wherein the Director of Planning suggests the following amendments to the Vancouver Heritage Advisory Committee's recommendations:
- 1) Under Recommendation (d) it might be more appropriate that Council request the Director of Planning, in consultation with the Director of Legal Services and other City staff as required to report further on the matter of transfer of development rights.
 - 2) The proposed use of (CD-1) zoning in Recommendation (e) does not appear to be necessary in addition to the proposals relating to 'Transfer of Development Rights' in Recommendation (d) and 'Incentive Zoning' in Recommendation (f).
 - 3) Under Recommendation (g), it might be more appropriate that Council instruct the Director of Permits and Licenses in consultation with other City staff to examine fire and building regulations related to the safety of heritage buildings.
- and recommends in addition
- 1) That the City establish a policy of leasing space for its own uses in heritage structures where a firm commitment on tenancy is required to obtain financing for the rehabilitation of the structure.

Clause No. 1 Continued

- 2) That the City initiate a policy of encouraging bequests of property, cash and historical artifacts, including facade easements.
- 3) That the City seek the power to give grants on a sharing basis to owners of designated heritage buildings.

C. Report of the City Manager dated 30th October 1975, wherein the Director of Finance comments on

- 1) Property Tax Exemptions for designated heritage buildings;
- 2) Assessment of designated heritage buildings;
- 3) Facade easements;
- 4) Establishment of a policy whereby the City would lease space in heritage structures;

and recommends that property tax exemptions not be considered and that further study be devoted to other policy proposals.

(The reports referred to are on file in the City Clerk's Office.)

Mr. Thompson advised that the Vancouver Heritage Advisory Committee is asking Council to seek a charter amendment to give the City power to grant tax exemptions to the owners of designated heritage buildings who show a need for financial assistance. The exemptions would not apply to all owners just because they were losing potential development. He urged the Committee not to abandon tax exemptions but to consider the possibility of seeking a charter amendment to allow grants to be provided to those owners in need. A Society could be formed to give grants to those owners who could justify eligibility due to a financial hardship imposed by loss of development potential.

Mr. C. Fleming, the Director of Legal Services, advised that Council has the power to give grants to Societies.

With respect to the Vancouver Heritage Advisory Committee recommendation dealing with special assessment regulations for heritage buildings and lands, Ms. P. Skene of the Finance Department indicated that the Provincial Assessor is taking into consideration the fact that if designation drops the land value and the assessment was based on land value, the assessment should automatically go down. If this is not happening, there is an appeal process.

Mr. Thompson advised that the Vancouver Heritage Advisory Committee is requesting Council to seek the power to secure easements to facades of designated heritage buildings. Instead of buying the entire building, the City could buy an easement on the facade. The City would be responsible for maintaining the facade. The financial cost to the City was discussed and the Committee decided this request should be explored further.

With respect to the recommendation on transfer of development rights, the Vancouver Heritage Advisory Committee is requesting a Charter amendment which would approve the transfer of development rights anywhere in the City, dealing with each situation as it arises, as a method to assist owners wishing to preserve a historic building.

Clause No. 1 Continued

With respect to using CD-1 zoning as an incentive to owners of designated buildings, the Director of Planning suggests that this would not be necessary if authority was granted for transfer of development rights and incentive zoning. Mr. Downs advised that CD-1 zoning would allow a developer to argue retention and obtain some sort of bonus.

The Heritage Committee requested Council to consider incentive zoning, i.e. allowing a higher density, relaxing some restrictions and allowing non-conforming uses to be rebuilt, as a means of preserving heritage buildings and possibly as a means of designing adjacent structures in harmony with heritage buildings.

Dr. Oliver advised that not all districts schedules would be revised to include incentive zoning but certainly the Downtown and West End Districts Schedules would as a start.

Alderman Kennedy and Mr. Downs requested that the Planning Department talk to owners of heritage buildings and the owners of properties adjacent to heritage buildings to retain any green spaces surrounding the structure.

With respect to relaxing the regulations of the Fire and Building Codes, Alderman Cowie advised that the Heritage Committee was finding that owners had no trouble meeting the Fire Code; it was the regulations of the National Building Code. In the case of heritage buildings, it was hoped that variations of the National Building Code could be worked out on an individual basis satisfactory to civic officials. It was felt that the National Research Council should be approached to see if amendments could be made to the National Building Code.

The Committee considered the additional recommendations of the Director of Planning. With respect to the City leasing space for its own use in heritage structures, it was agreed that rentals would have to be in line with that which would be obtained elsewhere.

The Committee took no action with respect to the Director of Planning's recommendation to seek power to give grants on a sharing basis to owners of designated buildings.

RECOMMENDED

- A. THAT the possibility of granting tax exemptions for designated heritage buildings and lands not be proceeded with.
- B. THAT while it is understood that Provincial Government assessment staff are taking into account the fact that heritage designation may lower land values thence assessments, the Provincial Government Assessor be notified at the time heritage buildings and lands are designated by Council and the fact that land assessment may be affected.
- C. THAT the Director of Planning, with the advice of the Director of Finance, explore the acquisition and maintenance costs which the City would incur if the power to secure easements or other legal rights to facades of designated heritage buildings was obtained.

Clause No. 1 Continued

- D. THAT the Director of Planning and Director of Legal Services, in consultation with other civic officials, explore the means to assist property owners wishing to preserve a historic building whereby zones for the transfer of development rights to a specific property could be established and to obtain the necessary Charter amendment to enable the City to transfer development rights in areas.
- E. THAT the use of CD-1 zoning be considered to assist in the preservation and redevelopment of heritage buildings as a means of providing incentives to owners of designated buildings.
- F. THAT consideration be given to providing incentive zoning to preserve heritage buildings but that additional density only be allowed after consultation with the Vancouver Heritage Advisory Committee.
- G. THAT the Director of Planning and the Director of Legal Services report on the possibility of relaxing the regulations concerning non-conforming uses in buildings designated as heritage structures.

The following recommendation resulted in a tie vote and is put forward for **CONSIDERATION**:

- H. THAT the National Research Council be requested to consider an amendment to the National Building Code which would allow designated heritage structures to meet the objectives of the Code by alternative methods.

(Ald. Bird and Kennedy wished to be recorded as opposed.)

- I. THAT, all things being equal, preference be given to the City leasing space for its own uses in heritage structures where a firm commitment on tenancy is required to obtain financing for the rehabilitation of the structure.
- J. THAT the City initiate a policy of encouraging bequests of property, cash and historical artifacts, including facade easements.

RESOLVED

THAT the Vancouver Heritage Advisory Committee address itself to the identification of heritage lands generally and in particular the lands immediately adjacent to heritage buildings.

RECOMMENDATION

2. Special Plaque for Designated Buildings

The Committee considered an extract of the Minutes of the Meeting of the Vancouver Heritage Advisory Committee of 20th October 1975, wherein the Heritage Committee requested an appropriation not exceeding \$500.00 to enable the design and production of a special plaque for Council designated heritage structures.

Clause No. 2 Continued

The Committee

RECOMMENDED

THAT an appropriation of \$500.00 be added to the budget of the Vancouver Heritage Advisory Committee to enable the design and production of a special plaque for Council designated heritage structures; funds to be provided from Contingency Reserve.

3. Consideration of Buildings in Yaletown

The Committee considered an extract of the Minutes of the meeting of the Vancouver Heritage Advisory Committee of 20th October 1975, which points out that Yaletown is a historically important eight block area, a definite character area, and should be preserve as such. Mr. Downs asked that the Planning Department be requested to study Yaletown as a special character area as soon as possible.

RECOMMENDED

THAT the Director of Planning be instructed to study Yaletown as a special character area and consider it on a priority basis.

INFORMATION

4. Development Permit Application No. 71851 -
Ocean Fisheries Ltd. - 2165 Commissioner Street

The Committee considered a report of the City Manager dated 30th October 1975, in which the Director of Planning states in part:

" A development permit application has now been received from Sanderson Recreation Planners Ltd. on behalf of Ocean Fisheries Ltd. to "add/erect fish holding tanks". The 80' x 50' x 10' high tanks will serve the existing fish processing plant (see map).

The principal use of the proposed system will be to provide facilities for brine curing herring for roe recovery and food herring production. A secondary use will be for handling and storage of other types of fish on a short term basis.

The application is being processed in the normal manner for issuance."

RESOLVED

THAT the report of the City Manager be received for information and the Director of Planning be instructed to notify the applicant of the Committee's concern that the development should not emit noxious fumes.

Continued on Page 7. . .

5. Redevelopment of Granville Island

The Committee considered a letter dated 27th October 1975 from Mr. K. B. Ganong, Regional Director of Central Mortgage and Housing Corporation, forwarding a report prepared by their consultants, Thompson, Berwick, Pratt & Partners, entitled "Granville Island - a process for redevelopment" (copies of the letter and report are on file in the City Clerk's Office).

In his letter, Mr. K. Ganong advised that the recommendations of the report have the support of Central Mortgage and Housing Corporation in general and they would now like to proceed with an important working relationship with representatives of the City. He and Mr. R. Brink, Project Manager, have now met with the Director of Planning and other civic officials.

RESOLVED

THAT the letter from Mr. K. B. Ganong dated 20th October 1975 and the report prepared by Thompson, Berwick, Pratt & Partners entitled "Granville Island - a process for redevelopment" be received.

The meeting adjourned at approximately 5:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 497 6

PART REPORT TO COUNCIL

SPECIAL COMMITTEE RE:

U.N. CONFERENCE

November 10, 1975

A meeting of the Special Committee Re: U.N. Conference was held on Monday, November 10, 1975, at 11:00 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Kennedy, Chairman
Alderman Bird
Alderman Boyce
Mr. C. Bayley, Habitat
Mr. E. Fladell, Social Planning
Mr. A. Geach, Planning
Mr. R. Henry, City Clerk's Office
Mr. H. Nicholson, Engineering
Mr. C. Pederson, Habitat
Mr. R. Rose, Habitat
Ms. H. Symonds, Planning
Dr. V. Wieler, Habitat

CLERK: R. Demofsky

RECOMMENDATION:

1. Reception for Delegates to the U.N. Conference

Vancouver City Council on October 21, 1975, considered a letter from the Provincial Secretary dated October 6, 1975, which stated in part:

"At a Tri-Level meeting on August 14 in the office of the Deputy Provincial Secretary in Victoria it was suggested that the Province of British Columbia and the City of Vancouver co-host a Reception for Delegates to the U.N. Conference and their Spouses on June 1. This suggestion is acceptable and the Province is prepared to commit \$7,500 as its share of the total estimated cost of \$15,000. This amount will be committed subsequent to receiving written confirmation that the City of Vancouver has approved a similar amount."

This matter was then referred to this Committee for consideration and report.

Mr. Rose advised that approximately 2,000 official delegates and approximately 1,000 spouses would be present for Habitat '76.

Mrs. H. Symonds suggested that delegates could be entertained in houses of Vancouver residents. This would be a very kind City gesture. Alderman Boyce and Mrs. Symonds advised they would work on such a proposal and report back to this Committee.

RECOMMENDED,

THAT due to the substantial commitment already made by the City for its civic program, further financial commitments not be made for the above noted reception.

FOR COUNCIL ACTION SEE PAGE(S) 478

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

499
IX

November 13, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 13, 1975, at 1:30 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

ALSO
PRESENT: Alderman Boyce
Alderman Cowie

CLERK: G. Barden

RECOMMENDATION

1. Fire Department -
Manning Requirements

On October 30, 1975, when considering a Manager's report dated October 17, 1975, (copies circulated), the Standing Committee of Council on Finance and Administration, passed the following motion:

"THAT this matter be deferred pending a report from the City Manager on November 13, 1975, on ways of reducing the firefighting standards of service, including estimates of the levels of protection."

In a report dated November 10, 1975, (copies circulated), the Manager outlined five alternatives as follows, with three suggested combinations of alternatives:

"1. Retain Existing Level of Service

Whereas the Fire Chief and the Director of Personnel Services had reported that retention of the existing level of service would require the hiring of an additional 28 fire fighters, subsequent investigation has revealed that advancing the replacement of an obsolete aerial ladder truck at Fire Hall #18 will have the effect of reducing the complement at this Hall from 8 to 7 fire fighters. Consequently, the total need for new fire fighters would be reduced from 28 to 23; the first-year costs being approximately \$331,000, rising to approximately \$468,000 per year when the new recruits reach "average" status. The Fire Chief recommends this course of action.

2. Close Fire Hall #19

Fire Hall #19 is located at 4396 West 12th Avenue, and was built in 1927. It was scheduled for reconstruction in the Five Year Plan, at a cost of \$645,000. Four positions are permanently situated at the fire hall in order to effectively man a 1050 g.p.m. pump. The apparatus at this hall is used to provide back-up service to the University Endowment Lands Fire Department. The contract with the U.E.L. requires 12 months' notice of cancellation. Revenue from this contract is \$21,500 per year.

Assuming Fire Hall #19 is closed, Fire Hall #12 (built in 1913 and located at 3090 West 8th Avenue) would be moved to the vicinity of 8th Avenue and Camosun.

The loss of these 4 positions is equivalent to 20.6 'average' firemen, for a total saving of approximately \$420,000 in salaries. Sale of #19 Fire Hall site would generate approximately \$120,000; relocation of #12 Fire Hall would have a net cost of approximately \$700,000.

cont'd....

Clause No. 1 continued

As a consequence of this closure, approximately 489 acres (93 blocks) would, theoretically, have the maximum fire response time increased from 3:00 minutes to 3:45. Subsequent relocation of #12 Fire Hall would reduce the area to 252 acres (48 blocks) and the maximum response time to about 3:15 minutes.

3. Remove the Fire Boat from Service *

The present authorized complement of the Fire Boat is 6 positions. A total of 26 personnel is permanently used to maintain these positions, with fire fighters from the "pools" supplementing this complement during vacation periods. Four of the staff are engineers with no fire fighting skills.

Maintaining an adequate level of service in the Burrard Inlet waterfront after elimination of the fire boat would require an upgrading of the watermains and hydrants in the vicinity, as well as upgrading the capacity of the pumper trucks from 1,000 g.p.m. to 1,500 g.p.m. Upgrading of the watermains and hydrants would cost approximately \$2,000,000 and would require approximately 24 months for design and construction. Similarly, delivery time quoted by the manufacturers is two years; and 3 units would cost approximately \$100,000 more than the smaller pumps.

1975 operating costs for the fire boat are estimated to be \$540,000.

4. Work Redistribution *

Because the suburban fire halls do not respond to as many calls as the halls in the higher density areas, the possibility of removing one fireman from each piece of apparatus, and adding three emergency squads, might be considered. Specifically, 7 men could be replaced in Fire Halls #18, 19, 21 and 22 with a 3-man squad located at Fire Hall #18, and 7 men could be replaced at Fire Halls #5, 13, 15, 17 and 20 with two 2-man squads located at Fire Hall #20.

The emergency squads would be equipped with a standard 4-door sedan with flashers, siren and inhalator, and would respond to all alarms in their collective districts.

The work redistribution described above has not been thoroughly analyzed. Considerable investigation would be required prior to institution. As described above, however, 7 positions (36 'average' fire fighters) would be eliminated, at an annual saving of approximately \$725,000 after providing for additional equipment costs.

5. Reduce Authorized Staff from 148 to 142 *

While the present authorized complement is 148, the department operates at a minimum staff level of 144, dropping a man from Fire Halls #1, 7, 15 and 22 to achieve this lower level. In the event of a further deficiency, personnel are released from Fire Halls #12, 8, 1, 3, 6 and 4 (in that order) to arrive at a staff level of 138.

Elimination of these six positions would be equivalent to a total staff reduction of 30.9, with a salary saving of \$630,000 per year.

* The Committee's attention was drawn to the following clauses from the Fire Fighters' Union Agreement:

13.3 Changes Affecting the Agreement

The City agrees that, wherever practicable, any reports or recommendations to be made to Council dealing with matters covered by this agreement will be communicated to the Union in sufficient time to afford the Union reasonable opportunity to consider them and, if necessary, to protest them when the matter is dealt with by Council.

cont'd....

Clause No. 1 continued

13.4 General

It is agreed that any general conditions presently in force but which are not specifically mentioned in the agreement shall continue in full force and effect for the duration of this contract."

The Fire Chief and the Firefighters' Union stated that they could not agree to any of the alternatives except alternative #1 and would protest any reduction in the standard of service. Following discussion, it was

RECOMMENDED

- (a) That the next aerial ladder truck received in the City service, be placed at Fire Hall #18 which will have the effect of reducing the complement at this Hall from 8 to 7 firefighters, thereby reducing the total need for new firefighters from 28 to 23 in 1976;
- (b) That the uniformed strength of the Fire Department be increased by 23 men as soon as possible in order that their initial training can be completed by January 1, 1976;
- (c) That City Council serve two years' notice of discontinuance of use of the Vancouver Fire Boat to the National Harbours Board and relevant municipalities, and the Director of Finance and City Engineer be instructed to report back on source of funds and timing required to upgrade the mains, hydrants and pumper trucks;
- (d) That the City Manager further investigate and report on the whole question of work redistribution as summarized in alternative #4.

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The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 448-9